



CITY OF KIRKLAND CITY COUNCIL

Amy Walen, Mayor • Jay Arnold, Deputy Mayor • Dave Asher • Shelley Kloba
Doreen Marchione • Toby Nixon • Penny Sweet • Kurt Triplett, City Manager

Vision Statement

Kirkland is one of the most livable cities in America. We are a vibrant, attractive, green and welcoming place to live, work and play. Civic innovation and diversity are highly valued. We are respectful, fair, and inclusive. We honor our rich heritage while embracing the future. Kirkland strives to be a model, sustainable city that values preserving and enhancing our natural environment for our enjoyment and future generations.

123 Fifth Avenue • Kirkland, Washington 98033-6189 • 425.587.3000 • TTY Relay Service 711 • www.kirklandwa.gov

AGENDA KIRKLAND CITY COUNCIL MEETING Peter Kirk Room Tuesday, April 19, 2016 6:00 p.m. – Study Session 7:30 p.m. – Regular Meeting

COUNCIL AGENDA materials are available on the City of Kirkland website www.kirklandwa.gov. Information regarding specific agenda topics may also be obtained from the City Clerk's Office on the Friday preceding the Council meeting. You are encouraged to call the City Clerk's Office (425-587-3190) or the City Manager's Office (425-587-3001) if you have any questions concerning City Council meetings, City services, or other municipal matters. The City of Kirkland strives to accommodate people with disabilities. Please contact the City Clerk's Office at 425-587-3190. If you should experience difficulty hearing the proceedings, please bring this to the attention of the Council by raising your hand.

EXECUTIVE SESSIONS may be held by the City Council only for the purposes specified in RCW 42.30.110. These include buying and selling real property, certain personnel issues, and litigation. The Council is permitted by law to have a closed meeting to discuss labor negotiations, including strategy discussions.

PLEASE CALL 48 HOURS IN ADVANCE (425-587-3190) if you require this content in an alternate format or if you need a sign language interpreter in attendance at this meeting.

ITEMS FROM THE AUDIENCE provides an opportunity for members of the public to address the Council on any subject which is not of a quasi-judicial nature or scheduled for a public hearing. (Items which may not be addressed under Items from the Audience are indicated by an asterisk*.) The Council will receive comments on other issues, whether the matter is otherwise on the agenda for the same meeting or not. Speaker's remarks will be limited to three minutes apiece. No more than three speakers may address the Council on any one subject. However, if both proponents and opponents wish to speak, then up to three proponents and up to three opponents of the matter may address the Council.

1. *CALL TO ORDER*
2. *ROLL CALL*
3. *STUDY SESSION*
 - a. Joint Meeting with the Transportation Commission
4. *EXECUTIVE SESSION*
 - a. To Discuss Potential Litigation
5. *HONORS AND PROCLAMATIONS*
 - a. Police Chief Oath of Office – Captain Cherie Harris
 - b. Sexual Assault Awareness Month Proclamation
 - c. Stand Against Racism Proclamation
6. *COMMUNICATIONS*
 - a. *Announcements*
 - b. *Items from the Audience*
 - c. *Petitions*

QUASI-JUDICIAL MATTERS

Public comments are not taken on quasi-judicial matters, where the Council acts in the role of judges. The Council is legally required to decide the issue based solely upon information contained in the public record and obtained at special public hearings before the Council. The public record for quasi-judicial matters is developed from testimony at earlier public hearings held before a Hearing Examiner, the Houghton Community Council, or a city board or commission, as well as from written correspondence submitted within certain legal time frames. There are special guidelines for these public hearings and written submittals.

ORDINANCES are legislative acts or local laws. They are the most permanent and binding form of Council action, and may be changed or repealed only by a subsequent ordinance. Ordinances normally become effective five days after the ordinance is published in the City's official newspaper.

RESOLUTIONS are adopted to express the policy of the Council, or to direct certain types of administrative action. A resolution may be changed by adoption of a subsequent resolution.

PUBLIC HEARINGS are held to receive public comment on important matters before the Council. You are welcome to offer your comments after being recognized by the Mayor. After all persons have spoken, the hearing is closed to public comment and the Council proceeds with its deliberation and decision making.

7. *SPECIAL PRESENTATIONS*

- a. 2016 Legislative Session - Representative Joan McBride
- b. Community Emergency Response Team (CERT) Spring 2016 Graduation

8. *CONSENT CALENDAR*

a. *Approval of Minutes:* April 5, 2016

b. *Audit of Accounts:*

| | |
|----------------|----|
| <i>Payroll</i> | \$ |
| <i>Bills</i> | \$ |

c. *General Correspondence*

d. *Claims*

e. *Award of Bids*

f. *Acceptance of Public Improvements and Establishing Lien Period*

- (1) Accept Public Improvements for N.E. 85th Street Overlay Project, CEMEX, Inc., Lynnwood, WA, and Approve Remaining Project Funds Towards Purchase of Milling Machine

g. *Approval of Agreements*

h. *Other Items of Business*

- (1) Resolution R-5193, Approving the Subdivision and Final Plat of Marinwood being Department of Planning and Building File No. SUB14-01891 and Setting Forth Conditions to Which Such Subdivision and Final Plat Shall Be Subject.
- (2) Resolution R-5194, Ratifying Amendments to the 2012 King County Countywide Planning Policies.
- (3) Resolution R-5195, Authorizing Application(s) for Funding Assistance for Washington Wildlife and Recreation Program (WWRP) Projects to the Recreation and Conservation Funding Board as Provided in Chapter 79A.15 and 79A.25 Revised Code of Washington, Washington Administrative Code Title 286, and Other Applicable Authorities.

9. *PUBLIC HEARINGS*

10. *UNFINISHED BUSINESS*

- a. Sound Transit 3 Update
- b. Ordinance O-4515, Relating to Retail Carryout Bags Adding New Kirkland Municipal Code Section 16.05.050 Suspending for a Period of One Year the

Requirement that Certain Retail Establishments in the City Collect a Pass-Through Charge for Recyclable Paper Carryout Bags.

NEW BUSINESS consists of items which have not previously been reviewed by the Council, and which may require discussion and policy direction from the Council.

11. NEW BUSINESS

- a. Ordinance O-4514 and its Summary, Relating to Zoning, Planning, and Land Use and Amending Section 30.30 of the Kirkland Zoning Code Regarding Building Height in Portions of the PR 1.8 Zone and Approving a Summary Ordinance for Publication, File No. CAM16-00218.*
- b. Cascadia Rising 2016 Full Functional Exercise Briefing and Continuity of Operations/Continuity of Government Plan Update*

12. REPORTS

a. City Council Reports

- (1) Finance and Administration Committee
- (2) Legislative Committee
- (3) Planning, and Economic Development Committee
- (4) Public Safety Committee
- (5) Public Works, Parks and Human Services Committee
- (6) Tourism Development Committee
- (7) Regional Issues

b. City Manager Reports

- (1) Calendar Update

13. ITEMS FROM THE AUDIENCE

14. ADJOURNMENT

ITEMS FROM THE AUDIENCE

Unless it is 10:00 p.m. or later, speakers may continue to address the Council during an additional Items from the Audience period; provided, that the total amount of time allotted for the additional Items from the Audience period shall not exceed 15 minutes. A speaker who addressed the Council during the earlier Items from the Audience period may speak again, and on the same subject, however, speakers who have not yet addressed the Council will be given priority. All other limitations as to time, number of speakers, quasi-judicial matters, and public hearings discussed above shall apply.



CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager
From: David Godfrey, P.E., Transportation Engineering Manager
Kathy Brown, Public Works Director
Date: March 22, 2016
Subject: TRANSPORTATION COMMISSION WORK PLAN

RECOMMENDATION:

It is recommended that the City Council consider the new Mission Statement proposed by the Transportation Commission. It is also recommended that City Council review and discuss the proposed Work Plan for the Transportation Commission.

BACKGROUND DISCUSSION:

Council considered the Commission's proposed Work Plan and Mission Statement at their March 15, 2016 Council meeting. At that time Council requested that the items be brought to a Study Session where more time could be dedicated to the discussion of both the new Mission Statement and proposed Work Plan. Attachment A is the Staff memo from the March 15th meeting, Attachment B is the proposed Work Plan.

The current Mission Statement in the KMC is as follows:

3.45.040 Powers and duties of commission.

The commission shall advise the city council, city manager, and the public works department regarding those transportation issues referred to them by the city council. The commission shall have the power to advise regarding planning and development of those transportation issues given them by the city council. The commission shall submit to the city council through the city manager recommendations for other transportation issues of interest to the commission or associated with council-directed items as the commission feels is advisable. (Ord. 3846 § 1 (part), 2002)

The Commission developed the following proposed alternative Mission Statement to help make their role more clear and allow them to be more proactively involved in transportation efforts:

The Transportation Commission is directed by the City Council to lead the City's efforts to create and maintain a transportation system that enhances the economic, social, and environmental quality-of-life in our city now and into the future. To fulfill its mission, the Commission will proactively explore, investigate, analyze, prioritize, develop, and recommend solutions and actions to the City Council.

Staff highlighted two significant policy shifts associated with the new language:

1. Rather than waiting for assigned topics from the City Council, the Commission will proactively identify and recommend work program items for Council approval.
2. The new Mission Statement removes the reference to the Public Works Department and City Manager.

Staff suggested the following minor amendments to the suggested Mission Statement:

The Transportation Commission is directed by the City Council to lead the City's efforts to create and maintain a transportation system that enhances the economic, social, and environmental quality-of-life in our city now and into the future. To fulfill its mission, the Commission will work with the Public Works Department to proactively explore, investigate, analyze, prioritize, develop, and recommend solutions and actions to the City Manager and City Council.

During the Council review, members appreciated the proactive nature and intent of the Mission Statement, but did express some concerns that the purpose of the Commission was changed from one that "shall advise" to one that would "lead" on transportation matters. Council felt this required much further discussion.

Councilmembers also observed that perhaps more clarity and proactivity could be achieved if the Council held an annual meeting with the Transportation Commission and reviewed and adopted an annual Work Plan for the Commission, similar to the Work Plan adopted for the Planning Commission.

Next Steps

The Council should discuss the existing Mission Statement and the proposed change and provide direction to staff as to whether to bring back an ordinance to modify the existing language at a future Council meeting.

Staff is also recommending that the Council review and edit the Work Plan and that a final Work Plan be brought to a future Council meeting for adoption.



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MEMORANDUM

To: Kurt Triplett, City Manager

From: David Godfrey, P.E., Transportation Engineering Manager
Kathy Brown, Public Works Director

Date: March 3, 2016

Subject: TRANSPORTATION COMMISSION WORK PLAN AND KIRKLAND MUNICIPAL CODE (KMC) UPDATE

RECOMMENDATION:

It is recommended that City Council review and approve the proposed Work Plan for the Transportation Commission. It is also recommended that the City Council consider the new Mission Statement proposed by the Transportation Commission. Once Council has reviewed the Commission's draft Mission Statement, and has provided direction to staff, an ordinance adopting the new statement will be brought back to the next Council meeting.

BACKGROUND DISCUSSION:

Work Plan

In October of 2015, the Transportation Commission held a half-day retreat to develop a Mission Statement and discuss the Work Plan content/structure for 2016. At the retreat, the Commission reviewed successful projects from the past and identified the common characteristics of those projects. Given this backdrop, particular Work Plan items were brainstormed and refined at subsequent Commission meetings. For 2016, the highest priority items on the proposed Work Plan are as follows:

- Concurrency
- CIP Process
- Transportation Master Plan process
- Intra-city transit system
- Transportation planning for major development projects
- Greenways
- Address Climate Change
- ST 3
- Metro Long Range Planning

The discussion at the retreat also suggested a new format for the work plan. This led to a restructuring of the Work Plan around five areas based on the level of Commission involvement as shown in the table below:

| Work Plan Area Title | Description of Commission Involvement |
|-----------------------------|--|
| Own | Commission "owns" these items and has the most responsibility and control of outcome. |
| Influence | Commission has a key role in shaping outcomes |
| Advisory/Respond to | Commission is advisory or asked for comment. This category also acknowledges that items may come up from time to time that are not on the original work plan but that need a response. |
| Recurring | Items needed to keep the Commission running and items of importance that need to be acted on annually. |
| "Parking Lot" | Items that are not scheduled for the current work plan but that need to be reviewed periodically for inclusion on the work plan. |

Particular Work Plan items in each of the areas contain a description of the item and the current prioritization. The Work Plan also indicates the possible roles for the Commission across a spectrum of engagement and responsibility from "Monitoring" to "Decision/Recommendation." The Work Plan is designed to plan activities over several years, which is depicted by color coding based on the year planned of engagement.

On January 6th, 2016 Commission Chair, Tom Neir, presented the draft Commission Work Plan to the City Council's Public Works, Parks and Human Services Committee. The Committee suggested some formatting changes, but was generally supportive with the Plan as proposed and recommended that it be taken to the City Council for consideration.

Attachment A is the work plan as proposed by the Transportation Commission.

Mission Statement

City Council created the Transportation Commission as a pilot group in 2000. In 2002, Council approved making the Commission permanent and amended the KMC to describe the Powers and duties of the Commission. Section 3.45.040 of the KMC describes these Powers and duties:

3.45.040 Powers and duties of commission.

The commission shall advise the city council, city manager, and the public works department regarding those transportation issues referred to them by the city council. The commission shall have the power to advise regarding planning and development of those transportation issues given them by the city council. The commission shall submit to the city council through the city manager recommendations for other transportation issues of interest to the commission or associated with council-directed items as the commission feels is advisable. (Ord. 3846 § 1 (part), 2002)

After reviewing this language, the Commission felt that more active language would better describe the role the Commission should play. To this end, the Commission has developed the following proposed Mission Statement:

The Transportation Commission is directed by the City Council to lead the City's efforts to create and maintain a transportation system that enhances the economic, social, and environmental quality-of-life in our city now and into the future. To fulfill its mission, the Commission will proactively explore, investigate, analyze, prioritize, develop, and recommend solutions and actions to the City Council.

There are two significant policy shifts associated with the new language:

1. Rather than waiting for assigned topics from the City Council, the Commission will proactively identify and recommend work program items for Council approval.
2. The new Mission Statement removes the reference to the Public Works Department and City Manager.

As a practical matter, given the technical nature of the work, the duties of the Public Works Department to support the Commission, and the City Manager's authority and responsibility to recommend policy, the Commission will continue to work through the Public Works Department and City Manager's office. The partnership between the Public Works Department, the City Manager's Office, and the Transportation Commission has been highly successful in the past, and staff has every expectation that this successful partnership will continue to make the importance of this relationship clear to future staff and Commissioners, Council might consider the following minor amendments to the suggested Mission Statement:

The Transportation Commission is directed by the City Council to lead the City's efforts to create and maintain a transportation system that enhances the economic, social, and environmental quality-of-life in our city now and into the future. To fulfill its mission, the Commission will work with the Public Works Department to proactively explore, investigate, analyze, prioritize, develop, and recommend solutions and actions to the City Manager and City Council.

Along with the Work Plan, the Council Public Works, Parks and Human Services Committee suggested that the proposed Mission Statement be presented to Council as a revision to the existing KMC, section 3.45.040. The attached draft ordinance makes that change. Once the full Council has reviewed the proposed language, a final ordinance with any changes will be brought back to the Council for adoption at the next Council meeting.

Members of the Commission are planning to be at the March 15 Council meeting to present both the proposed Work Plan and proposed changes to the KMC.

JAN - DEC, 2016

| | | | engagement & responsibility | | | |
|--|---|------------------|---|--|--|--|
| | | | Low | | | High |
| | | | POSSIBLE TRANSPORTATION COMMISSION ROLES | | | |
| | | | MONITOR/ADVISE | DISCUSS/EXPLORE/INVESTIGATE | ANALYZE & EVALUATE OPTIONS | DECISION & RECOMMENDATION |
| TOPIC | DEFINITION | CURRENT PRIORITY | Monitor/Review/Advise/Comment/Suggest | Ideas/Questions/Education/Expertise/Detail/Data/Scope/Plan | Balance/Fit/Funding/Impact/Goals/Principles/Options | Take Action/Decide/Implement/Vote |
| WE OWN THESE TOPICS: | | | | | | |
| CONCURRENCY | Design, recommend and request approval for a new multi-modal concurrency system. | 1 | | | | Test/Review and recommend changes as necessary to perfect the process & system |
| CIP PROCESS | Complete the review and design of the CIP process and gain approval for the Transportation Commissions ongoing role in that process. | 1 | | | Review the current process and recommend changes to create a system in which the TC plays a decisive role. | Gain approval for the process and the Transportation Commissions role in that process. |
| TMP IMPLEMENTATION | Ensure that the TMP remains front of mind and is reasonably used as a reference and guide for investments and actions that impact our transportation system. | 1 | Review implementation progress annually and highlight status through a "report card". | | | |
| INTRA-CITY TRANSIT SYSTEM | Should the city explore options to provide intra-Kirkland transit service? If so, how would that best be done. | 1 | | Discuss and determine the level of engagement and timing. Plan project and implement. | Agree on the viability and best options - decide if Intra-city system should be recommended or not. | Report and recommend solution(s) to council |
| TRANSPORTATION PLANNING FOR MAJOR DEVELOPMENT PROJECTS | Ensure that the review process for major developments includes a thoughtful transportation review and reflects our approved TMP. | 1 | | Discuss and scope possible role(s) and the nature of our involvement. Clarify relationship between TC and PC/DRB and other city areas that deal with development and transportation. Determine possible methods of ensuring our involvement with transportation planning for new developments. | Select the best options for our involvement, if any, and prepare proposals for council. | Recommend to council |
| GREENWAYS | Given that Greenways are part of our TMP - perfect the network design and ensure its buildout within a reasonable time frame. | 1 | | A basic greenway network is part of the TMP. Review this in detail and ensure it is the correct design. Make needed changes. | Review changes and best options to create a plan that can be recommended to council, approved and implemented. | Recommend network of greenways to council for approval and implementation. |
| ADDRESS CLIMATE CHANGE | Drive the city's efforts to actively reduce green house gas emissions generated by transportation. | 1 | | Discuss and agree on the nature of our involvement, timing, role(s) and scope of project(s) | | |
| LAKE WASHINGTON PROMENADE | Move forward with process to design and gain public comment on this project. | 2 | | Discuss and agree on the nature of our involvement, timing, role(s) and scope of project(s) | | |
| IMPLEMENT THE CKC MASTER PLAN | Take necessary step to ensure that the master plan/vision is implemented | 3 | Monitor and guide implementation | | | |
| CITY ORDINANCES AND POLICIES | Actively review and recommend ordinance and policy changes that improve how the transportation system functions, EG. Cars | 3 | | Generate a list of ordinances/policies that may benefit from our review. | Establish a process by which the TC will, overtime, selected policies/ordinances - begin the process. | Recommend changes, as necessary, to council. |
| PARKING | As parking has a direct impact on our transportation system...be sure our parking system is leading-edge and enhances the overall function of our transportation system | 4 | | Discuss and agree on the nature of our involvement, timing, role(s) and scope of project(s) | | |
| WE INFLUENCE THESE: | | | | | | |
| ST 3 | Stay well informed about the process and provide meaningful and impactful inputs that further our mission | 1 | | | Review analysis and provide guidance to improve the plan and our overall probability of gaining ST3 investment in useful transit infrastructure. | As appropriate, recommend best options and take part in decision making on this topic. |
| METRO LONG-RANGE PLANNING | Represent the city's interests in regional, state and federal efforts to direct policy and actions that benefit our transportation system. | 1 | | | Review analysis and provide guidance to improve the plan and our overall probability of gaining Metro investment in useful transit infrastructure. | As appropriate, recommend best options and take part in decision making on this topic. |
| 6TH STREET STUDY | ??????? | ??? | | Discuss and agree on the nature of our involvement, timing, role(s) and scope of project. | | |
| LEGISLATIVE ADVOCACY | Represent the city's interests in regional, state and federal efforts to direct policy and actions that benefit our transportation system. | 3 | | Discuss and agree on the nature of our involvement, timing, role(s) and scope of project | | |
| 405 EXPRESS TOLL LANES | Monitor DOT's implementation of Express Lanes | 1 | Monitor for issues | | | |
| WE RESPOND AND ADVISE ON THESE: | | | | | | |
| AS REQUESTED BY COUNCIL, CITY MGR, STAFF | As requested, advise on any subject brought to the commission. | 5 | Advise as requested | | | |
| IMPACT FEES | Review and recommend impact fees on a regular basis. | 5 | Advise as requested | | | |
| ADA TRANSITION PLAN | Review and recommend impact fees on a regular basis. | 5 | Advise as requested | | | |
| RECURRING | | | | | | |
| MEASURE PROGRESS TOWARD GOALS | Annually report on our achievements vs our work plan goals. | 5 | Annually | | | |
| CONDUCT ANNUAL ELECTION | Lastest December of each year | 5 | | | | Annually |
| PARKING LOT TOPICS (To be reviewed periodically for inclusion on the work plan above) | | | | | | |
| NEIGHBORHOOD SAFETY PROGRAM | Actively participate in this program on a yearly basis | | | Discuss and agree on the nature of our involvement, role(s) and scope of project | | |
| COK TRANSIT STUDY | Related to Intra-Kirkland transit service item above. | | | ???? | | |
| TRANSPORT DEM MGMT | ??? | | | ???? | | |
| VISION ZERO/SAFETY | Incorporate this concept into our thinking as we implement our work plan. | | | ???? | | |
| DESIGN A KIRKLAND PEDESTRIAN HIGHWAY SYSTEM - KPHS. | Design and direct the buildout of the Kirkland pedestrian network. | | | ???? | | |
| TRANSPORTATION VISION | Video Production - Vision for Kirklands Transportation System (Like Parks) | | | ???? | | |
| MAINTAIN A VIBRANT AND INFORMATIVE WEB PRESENCE | Define and maintain technology and content that best represents the commission, its work and the city's transportation system | | | ???? | | |
| ENHANCE TRANSIT RIDERSHIP | Explore ways to enhance transit ridership and, if significant options are found, recommend steps to implement | | | Discuss and agree on the nature of our involvement, timing, role(s) and scope of project | | |
| ACTIVE TRANSPORTATION PLAN | Decide whether or not a new Active Transportation Plan is needed. | | | Discuss and agree on the nature of our involvement, timing, role(s) and scope of project | | |
| GUIDE NEXT GENERATION OF ITS THROUGH DEVELOPMENT OF A LONG-RANGE PLAN. | Determine the best next steps and investments for the city in our ITS system. Including how grant money is spent. | | | Discuss and agree on the nature of our involvement, timing, role(s) and scope of project | | |
| ONGOING MAINTENANCE | Review new maintenance management system and make recommendation for improvements | | | Discuss and agree on the nature of our involvement, timing, role(s) and scope of project | | |

Ongoing

WORK PLAN FOR 2016

WORK PLAN FOR 2017

WORK PLAN FOR 2018

WORK PLAN FOR 2019



CITY OF KIRKLAND
Department of Parks & Community Services
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www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Michael Cogle, Interim Director
Leslie R. Miller, Human Services Coordinator

Date: April 7, 2016

Subject: SEXUAL ASSAULT AWARENESS PROCLAMATION

RECOMMENDATION:

That the Mayor proclaim April 2016 as Sexual Assault Awareness Month in Kirkland, Washington.

BACKGROUND DISCUSSION:

Sexual Assault Awareness Month (SAAM) is a campaign of the King County Sexual Assault Resource Center (KCSARC). The goal is to raise public awareness about sexual violence and educate communities on how to prevent it. Sexual violence is a major public health, human rights, and social justice issue.

Staff will post the proclamation online and provide access to the KCSARC resources through the City of Kirkland website, public television, and other social media.

After the proclamation, a short video will be played <https://www.youtube.com/embed/wNMZo31LziM>. The video is produced by itsonus.org and asks every individual to pledge to help keep women and men safe from sexual assault by identifying situations in which sexual assault may occur, intervening in situations where consent has not or cannot be given, and creating an environment in which sexual assault is unacceptable and survivors are supported.

KCSARC offers resources for victims, their families and the community. KCSARC is available 24-hours a day through their Resource Line (888-99-VOICE), which is staffed by professional advocates. This is the only resource of its kind in King County. KCSARC's content-rich website is also a good resource for tips on prevention as well as survivors and families.

www.kcsarc.org

Mary Ellen Stone, KCSARC's Executive Director, is happy to attend the April 19 Council meeting to accept the proclamation.



A PROCLAMATION OF THE CITY OF KIRKLAND

Designating April as "Sexual Assault Awareness Month" in Kirkland, Washington

WHEREAS, sexual violence is widespread and impacts every person in this community; and

WHEREAS, rape, sexual assault, and sexual harassment harm our community, with the probability that one in five women and one in 71 men will be raped at some point in their lives; and

WHEREAS, child sexual abuse prevention must be a priority to confront the reality that one in six boys and one in four girls will experience a sexual assault before age 18 and, on campuses, one in five women and one in 16 men are sexually assaulted during their time in college; and

WHEREAS, in 2015, 64 Kirkland residents' lives were changed through King County Sexual Assault Resource Center services; and

WHEREAS, we must work together to educate our community about sexual violence prevention, to support survivors, and to speak out against harmful attitudes and actions; and

WHEREAS, prevention of sexual assault requires the entire community to get involved and take action to create a safer environment for all;

NOW, THEREFORE, I, Amy Walen, Mayor of Kirkland, do hereby proclaim April as Sexual Assault Awareness Month, and join advocates and communities across King County in taking action to prevent sexual violence, and furthermore, proclaim that each day of the year is an opportunity to create change for the future.

Signed this 19th day of April, 2016

Amy Walen, Mayor



CITY OF KIRKLAND
Department of Parks & Community Services
505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager
From: Michael Cogle, Interim Director
Leslie R. Miller, Human Services Coordinator
Date: April 7, 2016
Subject: YWCA USA'S STAND AGAINST RACISM DAY PROCLAMATION

RECOMMENDATION:

That the Mayor proclaim April 29, 2016 as YWCA USA's Stand Against Racism Day in Kirkland, Washington.

BACKGROUND DISCUSSION:

Stand Against Racism is a signature campaign of YWCA USA to build community among those who work for racial justice and to raise awareness about the negative impact of institutional and structural racism in our communities.

Since city governments can play a significant role in ending racism through public awareness efforts, staff will post the proclamation online and provide access to the YWCA resources through the City of Kirkland website and other social media.

Gina Yarwood, YWCA Director of Suburban King County Regional Services is happy to attend the April 19 Council meeting to accept the proclamation.



A PROCLAMATION OF THE CITY OF KIRKLAND

Proclaiming April 29 as “YWCA USA’s Stand Against Racism Day” in Kirkland, Washington

WHEREAS, all citizens regardless of race, creed or ethnicity deserve to be treated with dignity, respect, compassion and justice; and

WHEREAS, the elimination of racism can be achieved only with the participation of all citizens in dialogue, reflection and action; and

WHEREAS, the City of Kirkland supports the YWCA’s mission to eliminate racial inequalities in employment, education, healthcare, housing, human services and other areas that affect quality of life; and

WHEREAS, on the last Friday of April each year, hundreds of thousands of people all across the United States of America gather with the YWCA to spread awareness about the root causes of racism and encourage conversations among diverse communities; and

WHEREAS, April 29, 2016 marks the occasion of the annual “Stand Against Racism Day,” a signature campaign of YWCA USA designed to build community among those who work for racial justice and to raise awareness about the negative impacts of institutional and structural racism;

NOW, THEREFORE, I, Amy Walen, Mayor of Kirkland, do hereby proclaim April 29, 2016 as “YWCA USA’s Stand Against Racism Day” in our City and encourage residents, local businesses, educators, and community and faith-based organizations to celebrate diversity and advocate for the elimination of racism.

Signed this 19th day of April, 2016

Amy Walen, Mayor



CITY OF KIRKLAND
City Manager's Office
123 Fifth Avenue, Kirkland, WA 98033 425.587.3001
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager
From: Lorrie McKay, Intergovernmental Relations Manager
Date: April 7, 2016
Subject: SPECIAL PRESENTATION – REPRESENTATIVE JOAN MCBRIDE

RECOMMENDATION:

Council should receive a debriefing on the 2016 legislative session from Representative Joan McBride.

BACKGROUND DISCUSSION:

Joan McBride was elected to the House by popular vote to represent the 48th legislative district in November 2014. Representative McBride was sworn in to office on January 12, 2015, and was elected by the House Democratic Caucus to serve as Assistant Democratic Whip. The committees on which Representative McBride serves are the House Committee on Environment; Committee on Local Government; Transportation Committee; and the Rules Committee. Over the course of the 2015-16 Biennium, Rep. McBride was the primary sponsor of 15 pieces of legislation and was the secondary sponsor of over 200 more.

In 2015, from the opening gavel of her first session, Representative McBride was a strong advocate for policy bills aimed at addressing the homelessness crisis as well as, bills intended to provide cities with new revenue tools. Rep. McBride also championed funding for several Kirkland projects in the 2015-17 Capital and Transportation Budgets. In the Capital Budget, Rep. McBride advocated successfully for the inclusion of \$1,068 million requested for the Cross Kirkland Corridor improvements at NE 52nd Street. In the transportation revenue package, Rep. McBride was an undaunted champion for the inclusion of \$75 million for the NE 132nd Street Interchange in the Totem Lake Urban Center.

This session, Representative McBride's leadership in taking on the challenge of addressing overall housing and homelessness was unparalleled in Olympia this session. She introduced multiple pieces of legislation, initiated productive discussion and set the stage to continue this work in the next biennium. Rep. McBride also championed the bill to manage overly broad and overly burdensome requests for public records. She will engage a stakeholder process on this issue over the interim. In the Supplemental Capital Budget, Rep. McBride secured nearly \$2 million for the design and construction of badly needed shelter facilities for the homeless in East King County: \$350,000 to the city of Kirkland for an emergency shelter for women and families, and \$1.4 million to the city of Bellevue for an emergency shelter for homeless men.

The City of Kirkland appreciates her accomplishments and advocacy efforts on behalf of Kirkland and cities in general during this biennium.

Representative McBride will provide a summary of the 2016 legislative session and look ahead to the 2017 legislative session.

**CITY OF KIRKLAND****123 Fifth Avenue, Kirkland, WA 98033 425.587.3000**
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Pattijean Hooper, Ph.D., Manager, Office of Emergency Management

Date: April 19, 2016

Subject: Community Emergency Response Team #21 Graduation

The Community Emergency Response Team Training (CERT) Program educates people about disaster preparedness for hazards that may impact their area and trains them in: disaster preparedness, fire safety, disaster medical operations, light search and rescue, the incident command system, and disaster psychology.

The members of CERT Class 21 are ready for graduation. But before that commences, there should be a moment for accolades. On behalf of the City of Kirkland, we should thank each for making the time to prioritize this important civic engagement activity. CERT training supports the goals of the Office of Emergency Management, and more importantly, all community members!

In today's world, schedules are full and occupied with school, work, family, and many options for volunteering. That these community members chose to educate themselves to help others in times of need speaks volumes to their values and commitment to community building. The information learned can assist neighbors, visitors, the workplace, and even professional responders in times of crisis. Although we never hope to have to call on these skills; in a time of need, CERT training will help Kirkland respond and recover from the incident at hand.

This CERT class was trained by community volunteers and firefighters. Thanks to firefighters Ed Kinney and Jesse Martindale, lead trainer Christina Brugman, and the volunteer instructional staff: Jen Mahan, Todd Bancroft, and Janice Christian. It is important to acknowledge the enthusiasm and commitment of this CERT instructional team. The resources and capabilities of this team keeps CERT alive and well and serving the Kirkland community.

CERT has conducted this training at the Kirkland Justice Center. This spacious facility was an excellent venue for participants. We appreciate the support of Acting Chief Bill Hamilton and Executive Assistant Patti Ball who have been gracious and helpful.

At the City Council meeting, Pattijean Hooper, the Emergency Manager will explain the CERT program, ask the graduates to stand and read each graduates name. CERT graduates will shake hands with the mayor, and then the Council members. The group will leave and assemble in the employee lounge where they will receive helmets, CERT backpacks, and attend a reception in the teams' honor.

| Community Emergency Response Team Training Class # 21 (Spring 2016) GRADUATION LIST | |
|--|----------------------------|
| Name | Neighborhood |
| Steven Amsbaugh | Non-resident (Woodinville) |
| Jim Andrienas | Norkirk |
| Anthony Coppola | Highlands |
| Joy Corbin | Finn Hill |
| David Cunningham | Central Houghton |
| Stephen Darcy | |
| Theresa Demeter | Moss Bay |
| Alex Demeter | Moss Bay |
| Karen Edgerton | Norkirk |
| Sandra Fredric | Moss Bay |
| Stuart Funk | South Rose Hill |
| Susan Hawkins | Moss Bay |
| Madison Hoover | OEM AmeriCorps Volunteer |
| Jim Hughes | Highlands |
| Aaron Hulett | Highlands |
| Kayla Ihrig | Non-resident |
| Geoff Kenway | Market |
| Jill Krera | |
| Vivian Lai | Moss Bay |
| Esther LaMarche | North Rose Hill |
| Wes Mathis | Juanita |
| Fran Pollari | Finn Hill |
| Kyle Schadt | North Rose Hill |
| Denis Sitnitsa | Lakeview |
| Jim Sleeth | Non-resident |
| B. Richal Smith | Non-resident |
| Matthew White | Finn Hill |
| Don Wicklund | |
| | |
| | |
| | |



KIRKLAND CITY COUNCIL REGULAR MEETING MINUTES
April 5, 2016

1. CALL TO ORDER
2. ROLL CALL

ROLL CALL:

Members Present: Deputy Mayor Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Councilmember Penny Sweet, and Mayor Amy Walen.

Members Absent: None.

Motion to Approve remote attendance by Councilmember Marchione for the duration of the regular meeting.

Moved by Councilmember Dave Asher, seconded by Councilmember Toby Nixon

Vote: Motion carried 7-0

Yes: Deputy Mayor Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Councilmember Penny Sweet, and Mayor Amy Walen.

Councilmember Marchione was absent/excused from the Study Session and attended the regular meeting via teleconference in accordance with Kirkland City Council Policy 3.24 at the start of the Regular Meeting following confirmation by the Council.

3. STUDY SESSION
 - a. Joint Meeting with the Houghton Community Council

Joining Councilmembers for this discussion were City Manager Kurt Triplett and Houghton Community Councilmembers Brian Gawthrop, Bill Goggins, Betsy Pringle, Elsie Weber, Vice Chair John Kappler and Chair Rick Whitney. Discussion topics included Communication between Councils, Responsiveness, ST3 - HCC Interests, Houghton/Everest Neighborhood Center Plan and 6th St. S Study, and Design review changes post S. Kirkland Park and Ride review.

4. EXECUTIVE SESSION
None.
5. HONORS AND PROCLAMATIONS
None.

6. COMMUNICATIONS

- a. Announcements
- b. Items from the Audience

David Greschler
Frank Dennis
Jan Young
Barbie Young
Scott Becker
Julie Metteer
Kyle Sheppard
Margaret Bull

- c. Petitions

7. SPECIAL PRESENTATIONS

None.

8. CONSENT CALENDAR

- a. Approval of Minutes

(1) March 15, 2016

(2) March 17, 2016

(3) March 21, 2016

(4) March 29, 2016

- b. Audit of Accounts:

Payroll \$2,863,856.72

Bills \$4,983,418.33

run #1506 checks #600518 - 600704

run #1507 checks #600731 - 600858

run #1508 checks #600859 - 600879

run #1509 checks #600880 - 601011

- c. General Correspondence

- d. Claims

- e. Award of Bids

- f. Acceptance of Public Improvements and Establishing Lien Period

g. Approval of Agreements

- (1) Resolution R-5192, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING AN AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITIES OF BOTHELL, EDMONDS, KIRKLAND, LAKE FOREST PARK, LYNNWOOD, MILL CREEK, MONROE, MUKILTEO, AND MOUNTLAKE TERRACE FOR THE NORTH SOUND METRO SPECIAL WEAPONS AND TACTICS/CRISIS NEGOTIATING TEAM ADDING THE CITY OF REDMOND THERETO."

h. Other Items of Business

- (1) Report on Procurement Activities
- (2) Surplus Vehicle for Sale

Sale and Disposal of listed surplus vehicles was approved via approval of the Consent Calendar.

| Fleet # | Year | Make | VIN/Serial Number | License # | Mileage |
|---------|------|-------------|-------------------|-----------|---------|
| PU-93 | 2009 | Ford Escape | 1FMCU92749KC57045 | 50228D | 81,250 |

Motion to Approve the Consent Calendar.

Moved by Councilmember Penny Sweet, seconded by Councilmember Dave Asher

Vote: Motion carried 7-0

Yes: Deputy Mayor Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Councilmember Penny Sweet, and Mayor Amy Walen.

9. PUBLIC HEARINGS

None.

10. UNFINISHED BUSINESS

Mayor Walen requested and received the Council's approval to change the order of the items under Unfinished Business and consider Item 10.b. before Item 10.a.

a. 2016 State Legislative Update #6

Intergovernmental Relations Manager Lorrie McKay provided the final update on the Council's legislative priorities following the close of the legislative session. Council agreed that a letter adapted from a recent communication from the City of Renton to the Governor requesting a veto of section 920 of the 2016 Supplemental Operating Budget (E2SHB 2376) should be prepared for the Mayor's signature.

b. Sound Transit 3 Update

Following a presentation from Sound Transit CEO Peter Rogoff and Executive Director of Planning, Environment and Project Development Ric Ilgenfritz, who also responded to Council questions, Public Works Director Kathy Brown provided an overview of the issues for Council discussion and direction. Staff will return with draft communication to Sound Transit incorporating Council feedback for consideration at Council's April 19th regular meeting.

Council recessed for a short break.

Mayor Walen requested and received the Council's approval to further change the order of the agenda items to consider New Business Item 11.b. before Unfinished Business Item 10.c.

c. City Hall Renovation Project Update

Facilities Services Manager Chris Dodd provided an update on the construction, schedule, budget, change orders, use of contingency funds, customer and staff experience, furniture and art component elements of the City Hall renovation project to date.

11. NEW BUSINESS

a. 2016 Community Survey Questions Review

Deputy City Manager Marilynne Beard reviewed the staff recommendations, received Council feedback and responded to questions and comment.

b. Plastic Bag Policy Five Cent Fee Options

Before any presentation or discussion of the item, Councilmember Sweet disclosed that she is a downtown business owner but that her business does not use plastic bags or paper bags but instead uses boxes or single-bottle bags that are not regulated by this ordinance. She consulted with the City Attorney who concurred that there was no conflict of interest in participating in the meeting on this item.

Motion to Approve an amendment to Ordinance O-4477, "AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO THE PROVISION OF SINGLE-USE CARRYOUT BAGS BY RETAIL ESTABLISHMENTS," to suspend the requirement to collect a pass-through charge of not less than \$0.05 for each recyclable paper carryout bag provided to customers for two years, as amended.

Moved by Councilmember Penny Sweet, seconded by Councilmember Toby Nixon
Vote: Motion failed 3 - 4

Yes: Councilmember Toby Nixon, Councilmember Penny Sweet, and Mayor Amy Walen.

No: Deputy Mayor Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, and Councilmember Doreen Marchione.

Motion to Amend the motion to remove the two year suspension of the requirement to collect a pass-through charge, and instead to make the suspension permanent.

Moved by Councilmember Toby Nixon, seconded by Councilmember Penny Sweet
Vote: Motion failed 2 - 5

Yes: Councilmember Toby Nixon, and Councilmember Penny Sweet.

No: Deputy Mayor Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, and Mayor Amy Walen.

Motion to Approve an amendment to Ordinance O-4477, "AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO THE PROVISION OF SINGLE-USE CARRYOUT BAGS BY RETAIL ESTABLISHMENTS," to suspend the requirement to collect a pass-through charge of not less than \$0.05 for each recyclable paper carryout bag provided to customers for one year, as amended.

Moved by Councilmember Penny Sweet, seconded by Councilmember Toby Nixon
Vote: Motion carried 6-1

Yes: Deputy Mayor Jay Arnold, Councilmember Dave Asher, Councilmember Doreen Marchione, Councilmember Toby Nixon, Councilmember Penny Sweet, and Mayor Amy Walen.

No: Councilmember Shelley Kloba.

Motion to Amend the motion so that the one year suspension shall not apply to retail establishments such as grocery stores, "Big Box" stores and convenience stores, as amended.

Moved by Deputy Mayor Jay Arnold, seconded by Councilmember Penny Sweet
Vote: Motion carried 6-1

Yes: Deputy Mayor Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Penny Sweet, and Mayor Amy Walen.

No: Councilmember Toby Nixon.

Motion to Amend the amendment to the motion so that the one year suspension shall not apply to retail establishments in the City with the following North American Industry Classification System (NAICS) codes: 445110 (Supermarkets and Other Grocery (Except Convenience) Stores); 445120 (Convenience Stores); 446110 (Pharmacies and Drug Stores); 447110 (Gasoline Stores); 447190 (Other Gasoline Stations); and 452910 (Warehouse Clubs and Supercenters).

Moved by Councilmember Dave Asher, seconded by Deputy Mayor Jay Arnold
Vote: Motion carried 6-1

Yes: Deputy Mayor Jay Arnold, Councilmember Dave Asher, Councilmember Doreen Marchione, Councilmember Toby Nixon, Councilmember Penny Sweet, and Mayor Amy Walen.

No: Councilmember Shelley Kloba.

Motion to Call the question.

Moved by Councilmember Penny Sweet, failed due to lack of second.

Councilmember Marchione left participation in the regular meeting via teleconference following the vote on item 11.b. at 11:08 p.m.

12. REPORTS

a. City Council Reports

(1) Finance and Administration Committee

(2) Legislative Committee

(3) Planning, and Economic Development Committee

(4) Public Safety Committee

Councilmember Sweet reported on a discussion with the IAFF Local 2545 leadership about the siting of Station 24; review of the draft Fire dashboard report.

(5) Public Works, Parks and Human Services Committee

Councilmember Kloba requested and received approval from the Council to review two proposals from Public Works at the upcoming committee meeting.

(6) Tourism Development Committee

(7) Regional Issues

Councilmembers shared information regarding the upcoming Sound Cities Association Public Issues Committee meeting; a King County Board of Health meeting; the City of Kirkland Fire Department promotional ceremony; the "Amplify Kirkland" 2016 Youth Summit; the 2016 Invest in Youth Breakfast for Youth Eastside Services; the ribbon cutting at Volkswagon of Kirkland; and the retirement party for City Attorney Robin Jenkinson.

b. City Manager Reports

The new Parks and Community Services Director Lynn Zwaagstra and Police Chief Cherie Harris will be introduced at next Council meeting.

(1) Calendar Update

13. ITEMS FROM THE AUDIENCE

None.

14. ADJOURNMENT

The Kirkland City Council regular meeting of April 5, 2016 was adjourned at 11:52 p.m.

City Clerk

Mayor



CITY OF KIRKLAND
Department of Finance and Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager
From: Kathi Anderson, City Clerk
Date: April 7, 2016
Subject: CLAIM(S) FOR DAMAGES

RECOMMENDATION

It is recommended that the City Council acknowledge receipt of the following Claim(s) for Damages and refer each claim to the proper department (risk management section) for disposition.

POLICY IMPLICATIONS

This is consistent with City policy and procedure and is in accordance with the requirements of state law (RCW 35.31.040).

BACKGROUND DISCUSSION

The City has received the following Claim(s) for Damages from:

- (1) Larry Chambers
11601 NE 143rd Place
Kirkland, WA 98034

Amount: Unspecified Amount

Nature of Claim: Claimant states damage to driveway and sidewalk resulted from tree roots in the driveway.

- (2) Charles DeBow
8128 NE 121st Street
Kirkland, WA 98034

Amount: \$5,309.81

Nature of Claim: Claimant states damage to vehicle resulted from being struck by a City vehicle.

- (3) Don Guerlin
8609 NE 141st
Kirkland, WA 98034

Amount: \$153.72

Nature of Claim: Claimant states damage to vehicle resulted from tree branches extending into the road.

Note: Names of claimants are no longer listed on the Agenda since names are listed in the memo.



CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: George Minassian, P.E., Project Engineer
Dave Snider, P.E., Capital Projects Manager
Kathy Brown, Public Works Director

Date: April 7, 2016

Subject: NE 85TH STREET OVERLAY PROJECT – ACCEPT WORK

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- Accept the work for NE 85th Street Overlay Project, as completed by CEMEX, Inc., thereby establishing the statutory lien period, and
- Approve the use of all remaining NE 85th Street Overlay Project funds towards the purchase of a new milling machine.

By taking action on this memo during approval of the consent calendar, City Council is accepting the work on NE 85th Street Overlay Project and approving the use of excess funds to help purchase a new milling machine.

BACKGROUND DISCUSSION:

The NE 85th Street Corridor Improvements Project consists of eight separate sub-projects. The final element, and subject of this memo, was the NE 85th Street Overlay Project that included pavement repair, asphalt grinding, the application of a new surface layer of asphalt and new channelization improvements for the approximate 1 mile long NE 85th Street corridor between 114th and 132nd Avenues NE (Attachment A).

The Project's original budget of \$1,469,000 was a combination of federal grant, state grant, and local general government funds. At the August 3, 2015 meeting, City Council approved a pre-award for a construction contract with the understanding that staff would return with the final bid results and a recommendation for a one-time budget adjustment, if needed. Staff returned to City Council on September 1, 2015 with a request to use remaining 2014 Street Preservation Program funds in the amount of \$500,000 resulting in a revised total Project budget of \$1,969,000.

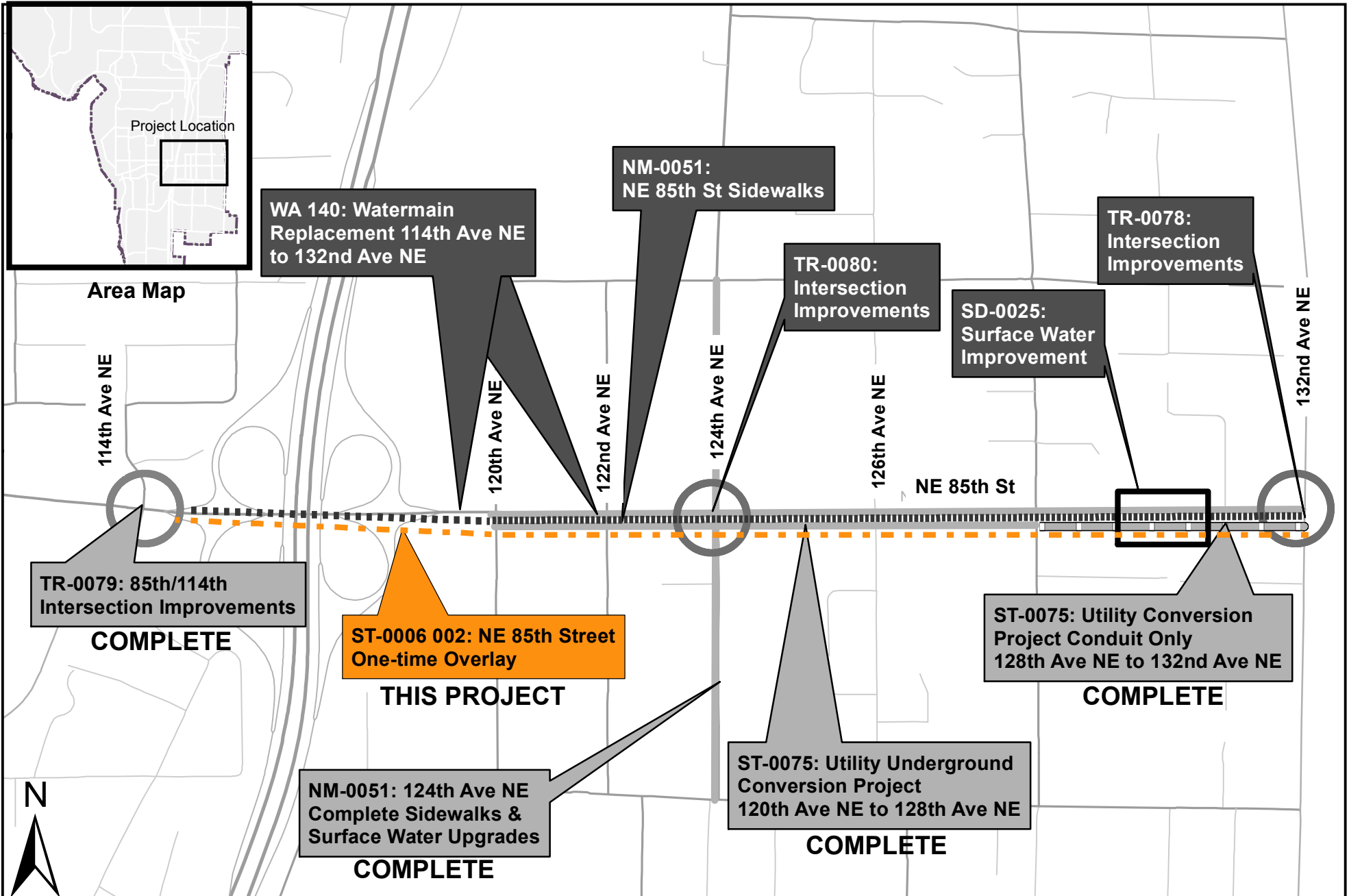
On September 10, 2015, a construction contract was executed with CEMEX, Inc., in the amount of \$1,540,213.92 and construction began on September 22. The work was fully complete on

December 1, 2015 with a total of \$1,471,288.06 being paid to the contractor; the reduced contract amount was primarily due to bid item quantities being less than originally estimated.

With all costs known for the NE 85th Street Overlay Project, including all soft costs for design, contract administration, public outreach and inspection, there is more than \$151,000 remaining in the approved budget (Attachment B). As presented to City Council at the [March 1, 2016 meeting](#), staff recommends that all surplus funds from the subject Project be made available as part of the funds necessary for the purchase of a [milling machine](#) (see Attachment C - milling machine purchase Fiscal Note).

The outstanding elements whole NE 85th Street Corridor Improvements Project are also now substantially complete and staff will be recommending work acceptance on that contract in late spring or early summer, once the required plant establishment period is complete.

Attachment A: Project Vicinity Map
Attachment B: Project Budget Report
Attachment C: Fiscal Note

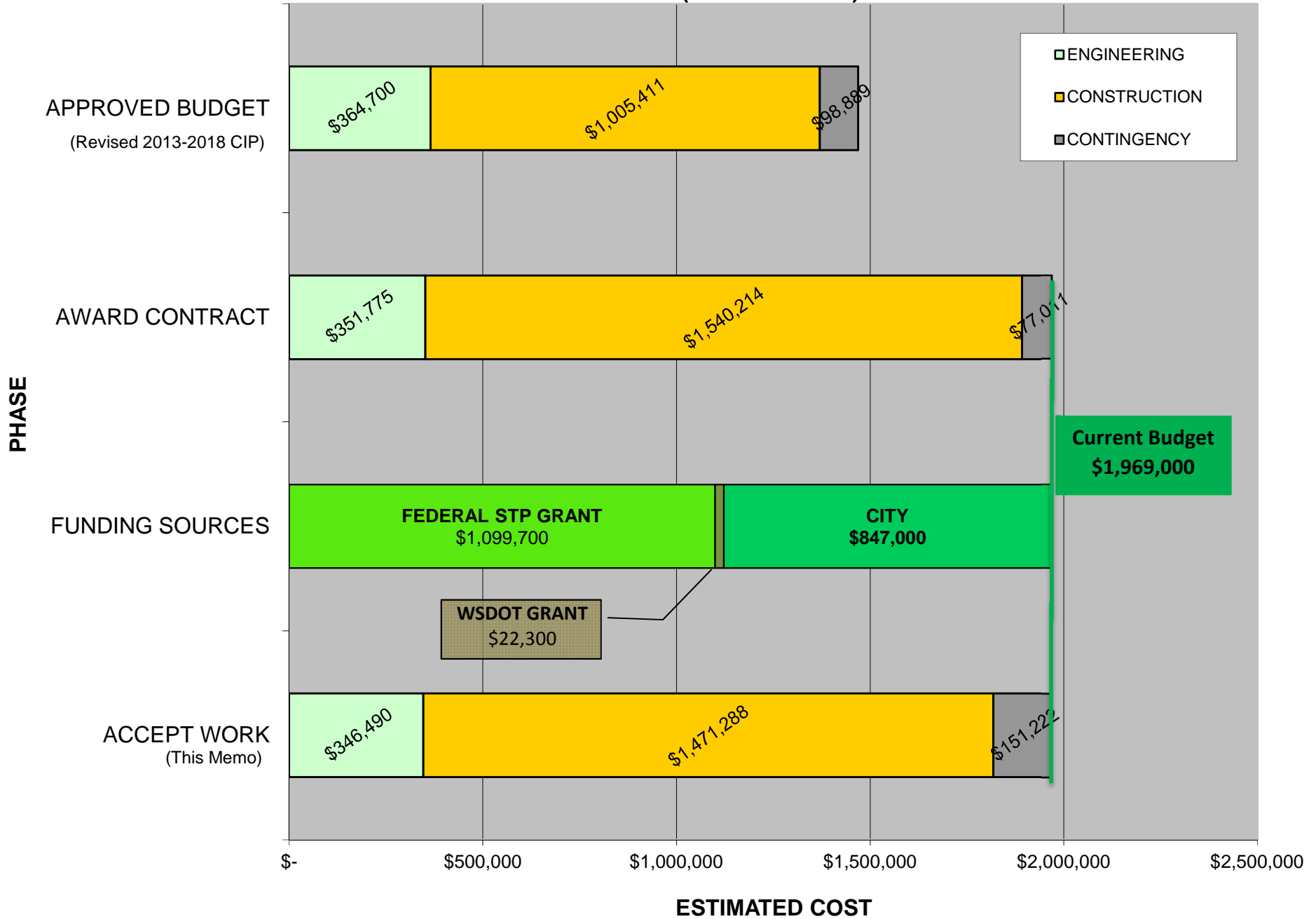


Vicinity Map
NE 85th Street Corridor Improvement Project

Project Budget Report

NE 85th Street Overlay
(CIP # CST 0006)

Attachment B



FISCAL NOTE

CITY OF KIRKLAND

| Source of Request | | | | | | | |
|---|---|-------------------------|-----------------------------|----------------------------------|------------------------|-----------------------------|----------------|
| Kathy Brown, Public Works Director | | | | | | | |
| Description of Request | | | | | | | |
| Funding totalling \$600,000 to purchase an asphalt milling machine. Funding sources include 1) \$194,000 from the 2015 Street Preservation project, 2) \$140,000 from the NE 85th Street Overlay project, 3) \$171,000 from the 2016 Street Preservation project and 4) \$95,000 from the Street Improvement Reserve. | | | | | | | |
| Legality/City Policy Basis | | | | | | | |
| | | | | | | | |
| Fiscal Impact | | | | | | | |
| One-time use of project balances of \$194,000 from the 2015 Annual Street Preservation Program ST 1506 and \$140,000 from the NE 85th Street Overlay project ST 0006 002. These projects are expected to have unspent balances available to fund this request. One-time use of \$171,000 from the 2016 Annual Street Preservation Program ST 1606. The upcoming 2016 program will be reduced by this amount. One-time use of \$95,000 from the Street Improvement Reserve. This reserve is fully able to fund this request; however this request will effectively exhaust the remaining balance. | | | | | | | |
| Recommended Funding Source(s) | | | | | | | |
| <i>Reserve</i> | Description | 2016 Est End Balance | Prior Auth. 2015-16 Uses | Prior Auth. 2015-16 Additions | Amount This Request | Revised 2016 End Balance | 2016 Target |
| | Street Improvement Reserve | 95,958 | 0 | | 95,000 | 958 | N/A |
| | Funding of \$900,000 from the Street Improvement Reserve is allocated to the Arterial Streetlight LED Conversion ST 0088 in 2016. | | | | | | |
| <i>Revenue/Exp Savings</i> | | | | | | | |
| <i>Other Source</i> | | | | | | | |
| Other Information | | | | | | | |
| | | | | | | | |
| Prepared By | Neil Kruse, Senior Financial Analyst | | | | Date | March 2, 2016 | |



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3225 - www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Eric Shields, AICP, Planning Director
Tony Leavitt, Senior Planner

Date: April 3, 2016

Subject: Marinwood Final Subdivision, File No. SUB14-01891

RECOMMENDATION

That the City Council approve the Final Subdivision application for the Marinwood Plat. The City Council may do so by adopting the enclosed resolution through the approval of the consent calendar.

BACKGROUND DISCUSSION

The Marinwood Preliminary Subdivision application, along with the Marinwood Preliminary and Final Planned Unit Development applications, was heard by the City's Hearing Examiner on June 22, 2015, who subsequently issued a recommendation of approval with conditions on June 24, 2015. The City Council approved the application on August 3, 2015.

The proposal includes the following elements:

- Subdivision of five parcels totaling 8.58 acres, into 48 lots for single-family residences within a RSA 6 zone;
- Access to the lots will be provided via a new access road off of 136th Avenue NE. A connection to the existing 137th Place NE right-of-way, to the north of the subject property, is also proposed.
- A SEPA Determination of Non-Significance was issued on April 7, 2015.

The proposal complies with the Final Subdivision Approval Criteria as stated in Attachment 1.

ENCLOSURES

1. Planning Director Recommendation with Attachments
2. Resolution



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

MEMORANDUM
ADVISORY REPORT
FINDINGS, CONCLUSION, AND RECOMMENDATIONS

To: Eric R. Shields, AICP, Planning Director
From: Tony Leavitt, Senior Planner
Date: April 5, 2016
File: Marinwood Final Subdivision, File No. SUB14-01891

I. RECOMMENDATION

Approve the Final Subdivision application for the Marinwood Plat

II. BACKGROUND

- A. The applicant is Steve Anderson of LDC, Inc. representing Pulte Group
- B. This is a final subdivision application to approve a 48-lot subdivision on an 8.58-acre site (see Attachment 1).
- C. The site is located at 12860 and 13030 136th Avenue NE (see Attachment 2).

III. HISTORY

On August 3, 2015; the Kirkland City Council approved the Marinwood Preliminary Subdivision as part of the Marinwood Preliminary and Final Planned Unit Development applications (see Attachment 3). A SEPA Determination of Non-significance was issued on April 7, 2015.

IV. ANALYSIS

A. Approval Criteria

- 1. Facts: Section 22.16.080 of the Kirkland Municipal Code discusses the conditions under which the final plat may be approved by the City Council. These conditions are as follows:
 - a. Consistency with the preliminary plat, except for minor modifications; and
 - b. Consistency with the provisions of the Subdivision Ordinance and RCW 58.17.
- 2. Conclusion: The applicant has complied with all of the conditions that were placed on the preliminary subdivision application (File No. SUB13-01508) by the Hearing Examiner. Prior to recording of the plat, the applicant will submit a security with the City to cover all remaining public improvements and utilities as required by the preliminary subdivision approval.

V. CHALLENGE, JUDICIAL REVIEW, AND LAPSE OF APPROVAL

- A. Section 22.16.070 of the Kirkland Municipal Code states that any person who disagrees with the report of the Planning Director may file a written challenge to City Council by delivering it to the City Clerk not later than the close of business of the evening City Council first considers the final plat.
- B. Section 22.16.110 of the Kirkland Municipal Code allows the action of the City in granting or denying this final plat to be reviewed in King County Superior Court. The petition for review must be filed within 21 calendar days of the issuance of the final land use decision by the City.
- C. Section 22.16.130 of the Kirkland Municipal Code states that unless specifically extended in the decision on the plat, the plat must be submitted to the city for recording with King County within six (6) months of the date of approval or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the six (6) months is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the plat.

VI. APPENDICES

Attachments 1 through 3 are attached.

- 1. Final Plat
- 2. Vicinity Map
- 3. City Council Decision

Review by Planning Director:

I concur I do not concur

Comments: _____



April 5, 2016

Eric R. Shields, AICP

Date

cc: Applicant
File: SUB14-01891

MARINWOOD

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M.,
KING COUNTY, WASHINGTON

RECORDING NO. VOL/PAGE

OWNER'S CERTIFICATE

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KIRKLAND, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF KIRKLAND.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KIRKLAND, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELASING THE CITY OF KIRKLAND, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF KIRKLAND, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS. IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS:

PULTE HOMES OF WASHINGTON, INC., A MICHIGAN CORPORATION

SIGNED: _____ (DATE)

BY: _____

ITS: _____

TITLE _____
ACKNOWLEDGEMENTS
STATE OF WASHINGTON }
 } SS.
COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF PULTE HOMES OF WASHINGTON, INC. TO BE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS _____

SIGNATURE _____ (STAMP OR SEAL)

TITLE _____

MY APPOINTMENT EXPIRES _____

CITY OF KIRKLAND APPROVALS

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED, REVIEWED AND APPROVED BY THE CITY OF KIRKLAND PURSUANT TO THE SUBDIVISION PROVISIONS OF TITLE 22 (LAND SUBDIVISION), KIRKLAND MUNICIPAL CODE, THIS _____ DAY OF _____, 20_____

DIRECTOR, DEPARTMENT OF PLANNING AND BUILDING DEPARTMENT

DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20_____

DIRECTOR, PUBLIC WORKS DEPARTMENT

TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT LOCAL IMPROVEMENT ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL THIS _____ DAY OF _____, 20_____

TREASURER, CITY OF KIRKLAND

KING COUNTY APPROVALS

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20_____

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

KING COUNTY TAX ACCOUNT NUMBER(S) 2726059038, 2726059029, 2726059073.

KING COUNTY FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL THIS _____ DAY OF _____, 20_____

MANAGER, KING COUNTY OFFICE OF FINANCE DEPUTY

EASEMENT NOTES

- 1. A 10 FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND, THE MARINWOOD HOMEOWNERS ASSOCIATION, PUGET SOUND ENERGY, COMCAST AND FRONTIER COMMUNICATIONS AND WOODINVILLE WATER DISTRICT, ADJACENT TO ALL PUBLIC RIGHTS OF WAY, TRACT A, TRACT B, TRACT C, TRACT D, TRACT E AND THE FRONT OF LOTS 8 THROUGH 9, LOTS 25 THROUGH 27 AND LOTS 43 THROUGH 46 AS DEPICTED ON THIS PLAT MAP (SEE SHEETS 3 OF 4 AND 4 OF 4).
- 2. A 20 FOOT AND 16.5 FOOT PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THAT PORTION OF LOT 7 AS DEPICTED ON THE PLAT MAP (SEE SHEET 4 OF 4).
- 3. A PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THE ENTIRETY OF TRACT A (SEE SHEET 4 OF 4).
- 4. A PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THE ENTIRETY OF TRACT B (SEE SHEET 3 OF 4).
- 5. A PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THE ENTIRETY OF TRACT C (SEE SHEET 3 OF 4).
- 6. A PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THE ENTIRETY OF TRACT E (SEE SHEET 4 OF 4).
- 7. A 21 FOOT PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE WOODINVILLE WATER DISTRICT OVER THAT PORTION OF LOTS 44 AND 45 AS DEPICTED ON THE PLAT MAP (SEE SHEET 4 OF 4).
- 8. A 41 FOOT PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE WOODINVILLE WATER DISTRICT OVER THAT PORTION OF LOTS 43, 44, 45 AND 46, AND TRACT E AS DEPICTED ON THE PLAT MAP (SEE SHEET 4 OF 4).

EASEMENT NOTES

- 9. A 10 FOOT PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THAT PORTION OF LOTS 37, 38, 39 AND 44 AS DEPICTED ON THE PLAT MAP (SEE SHEET 4 OF 4).
- 10. A 20 FOOT PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THAT PORTION OF LOTS 14 AND 21 AS DEPICTED ON THE PLAT MAP (SEE SHEET 3 OF 4 AND 4 OF 4).
- 11. A 10 FOOT PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE WOODINVILLE WATER DISTRICT OVER THAT PORTION OF LOTS 8 AND 9 AS DEPICTED ON THE PLAT MAP (SEE SHEET 4 OF 4).
- 12. LOTS 2 THROUGH 10, LOTS 29 THROUGH 36 AND LOTS 38 THROUGH 43 ARE SUBJECT TO A PRIVATE EASEMENT FOR WALLS AND DRAINAGE FACILITIES OVER, UNDER AND ACROSS A STRIP OF LAND 2.5 FEET WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES AND REAR LOT LINES WITHIN THIS PLAT. OWNERS OF SAID WALLS AND DRAINAGE FACILITIES ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE WALLS AND DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE WALLS AND DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 13. UPON RECORDING OF THIS PLAT, A PUBLIC STORMWATER EASEMENT OVER THE ENTIRE TRACT B IS GRANTED AND CONVEYED TO THE CITY OF KIRKLAND FOR LOCATION AND MAINTENANCE OF A STORMWATER VAULT, ASSOCIATED PUBLIC STORM DRAINAGE FACILITIES, AND ACCESS FOR INGRESS AND EGRESS TO MAINTAIN AND INSPECT SAID FACILITIES. THE MAINTENANCE OF THE VEHICULAR ACCESS SHALL BE THE RESPONSIBILITY OF THE CITY OF KIRKLAND.
- 14. UPON RECORDING OF THIS PLAT, A PRIVATE ACCESS EASEMENT OVER THE ENTIRE TRACT A IS GRANTED AND CONVEYED TO THE OWNERS OF LOTS 7 AND 8. THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE ACCESS DRIVE SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF LOTS 7 AND 8.
- 15. UPON RECORDING OF THIS PLAT, A PRIVATE ACCESS EASEMENT OVER THE ENTIRE TRACT C IS GRANTED AND CONVEYED TO THE OWNERS OF LOTS 25 THROUGH 28. THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE ACCESS DRIVE SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF LOTS 25 THROUGH 28.
- 16. UPON RECORDING OF THIS PLAT, A PRIVATE ACCESS EASEMENT OVER THE ENTIRE TRACT E IS GRANTED AND CONVEYED TO THE OWNERS OF LOTS 43 THROUGH 46. THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE ACCESS DRIVE SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF LOTS 43 THROUGH 46.
- 17. UPON RECORDING OF THIS PLAT, A PRIVATE DRAINAGE EASEMENT OVER THE EAST 10 FEET OF LOT 29 AS SHOWN ON SHEET 3 OF 4 HEREON, IS HEREBY GRANTED AND CONVEYED TO LOT 30. THE OWNERS OF LOTS 29 AND 30, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE THE BENEFIT OF USE, EXCEPT THAT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM DRAINAGE LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.
- 18. UPON RECORDING OF THIS PLAT, A PRIVATE SEWER EASEMENT OVER THE EAST 10 FEET OF LOT 29 AS SHOWN ON SHEET 3 OF 4 HEREON, IS HEREBY GRANTED AND CONVEYED TO LOT 30. THE OWNERS OF LOT 30, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE SEWER FACILITIES.
- 19. UPON RECORDING OF THIS PLAT, A PRIVATE SEWER EASEMENT OVER THE EAST 10 FEET OF LOT 17 AS SHOWN ON SHEET 4 OF 4 HEREON, IS HEREBY GRANTED AND CONVEYED TO LOT 16. THE OWNERS OF LOT 16, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE, EXCEPT THAT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED SEWER FACILITIES LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.
- 20. UPON RECORDING OF THIS PLAT, A PRIVATE SEWER EASEMENT OVER THE EAST 10 FEET OF LOT 14 AS SHOWN ON SHEET 4 OF 4 HEREON, IS HEREBY GRANTED AND CONVEYED TO LOT 15. THE OWNERS OF LOT 15, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE, EXCEPT THAT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED SEWER FACILITIES LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.
- 21. UPON RECORDING OF THIS PLAT, A PRIVATE DRAINAGE EASEMENT OVER THE EAST 10 FEET OF LOTS 14, 15 AND 16 AS SHOWN ON SHEET 4 OF 4 HEREON, IS HEREBY GRANTED AND CONVEYED TO LOTS 14, 15, 16 AND 17. THE OWNERS OF LOTS 14, 15 AND 16 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE THE BENEFIT OF USE, EXCEPT THAT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM DRAINAGE LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.
- 22. A 10 AND 16.5 FOOT PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE WOODINVILLE WATER DISTRICT OVER THAT PORTION OF LOT 7 AS DEPICTED ON THE PLAT MAP (SEE SHEET 4 OF 4).

RECORDING CERTIFICATE

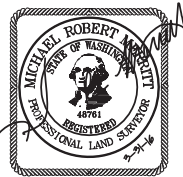
FILED FOR RECORD BY _____ THIS _____ DAY _____ OF _____, 20____, A.D. AT _____ MINUTES PAST _____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____ OF PLATS, ON PAGE _____, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER SUPT. OF RECORDS

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF "MARINWOOD" CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE PULTE HOMES OF WASHINGTON, INC., A MICHIGAN CORPORATION IN MAY 2014, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, HAVE BEEN SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" HAVE BEEN SET AS SHOWN; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT OF WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.

MICHAEL ROBERT MERRITT PROFESSIONAL LAND SURVEYOR STATE OF WASHINGTON CERTIFICATE NO. 48761



A.F. NO. _____

SHEET: 1 OF 4



THE CIVIL ENGINEERING GROUP

14201 NE 200th St., #100 Woodinville, WA 98072

www.LDCcorp.com

Engineering Structural Planning Survey

Ph. 425.805.1869 Fx. 425.482.2983

MARINWOOD

CITY OF KIRKLAND FILE NUMBER: SUB14-01891

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON

DRAWN BY: VJT DATE: 1-4-2016 DRAWING FILE NAME: 13-176SV-FP SCALE: N.T.S. JOB NUMBER: 13-176

MARINWOOD

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M.,
KING COUNTY, WASHINGTON

| | |
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PLAT NOTES

1. ADDRESSING SHALL BE IN ACCORDANCE WITH KIRKLAND BUILDING DIVISION POLICY MANUAL NUMBER 9.001, ASSIGNMENT OF STREET NUMBERS AND ROAD SIGNAGE.
2. UTILITY MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER STUB FROM THE POINT OF USE ON THEIR OWN PROPERTY TO THE RIGHT OF WAY. ANY PORTION OF A SURFACE WATER STUB, WHICH JOINTLY SERVES MORE THAN ONE PROPERTY, SHALL BE JOINTLY MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS SHARING SUCH STUB. THE JOINT USE AND MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.
3. PUBLIC RIGHT-OF-WAY SIDEWALK AND VEGETATION MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR KEEPING THE SIDEWALK ABUTTING THE SUBJECT PROPERTY CLEAN AND LITTER FREE. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE VEGETATION WITHIN THE ABUTTING LANDSCAPE STRIP. THE MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.
4. ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS # LSM15-00703 ON FILE WITH THE CITY OF KIRKLAND. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH PLANS ON FILE.
5. TOTAL LOT COVERAGES ARE NOT TO EXCEED 50% FOR ALL 48 LOTS AND TRACTS A, B, C, D AND E THE APPLICANT SHALL PROVIDE TRACKING OF TOTAL LOT COVERAGE WITH EACH BUILDING PERMIT IN THE PLAT.
6. TOTAL FLOOR AREA RATIO (FAR) OF ALL HOMES IS RESTRICTED TO 50% OF THE AREA OF THE 48 LOTS AND TRACTS A, B, C, D AND E, AND ALL DEDICATED ROADS. THE APPLICANT SHALL PROVIDE TRACKING OF TOTAL FLOOR AREA WITH EACH BUILDING PERMIT IN THE PLAT.
7. UPON RECORDING OF THIS PLAT, TRACT A, A UTILITY AND PRIVATE ACCESS TRACT, IS CONVEYED TO THE MARINWOOD HOMEOWNERS ASSOCIATION (HOA) AND ITS SUCCESSORS IN INTEREST. THE MAINTENANCE OF TRACT A SHALL BE THE RESPONSIBILITY OF LOTS 7 AND 8. SEE EASEMENT NOTE 14 FOR PRIVATE ACCESS EASEMENT LOCATED ON TRACT A AND ASSOCIATED MAINTENANCE RESPONSIBILITIES.
8. UPON RECORDING OF THIS PLAT, TRACT B, AN OPEN SPACE AND STORMWATER TRACT, IS CONVEYED TO THE MARINWOOD HOMEOWNERS ASSOCIATION (HOA) AND ITS SUCCESSORS IN INTEREST. THE TRACT IS SUBJECT TO A PUBLIC PEDESTRIAN, ACCESS AND USE EASEMENT. THE MAINTENANCE OF TRACT B GROUNDS AND PUBLIC AMENITIES SHALL BE THE RESPONSIBILITY OF THE MARINWOOD HOA. SEE EASEMENT NOTE 13 FOR PUBLIC STORMWATER EASEMENT LOCATED ON TRACT B AND ASSOCIATED MAINTENANCE RESPONSIBILITIES.
9. UPON RECORDING OF THIS PLAT, TRACT C, A UTILITY AND PRIVATE ACCESS TRACT, IS CONVEYED TO THE MARINWOOD HOMEOWNERS ASSOCIATION (HOA) AND ITS SUCCESSORS IN INTEREST. THE MAINTENANCE OF TRACT C SHALL BE THE RESPONSIBILITY OF LOTS 25 THROUGH 28. SEE EASEMENT NOTE 15 FOR PRIVATE ACCESS EASEMENT LOCATED ON TRACT C AND ASSOCIATED MAINTENANCE RESPONSIBILITIES.
10. UPON RECORDING OF THIS PLAT, TRACT D, AN OPEN SPACE TRACT, IS CONVEYED TO THE MARINWOOD HOMEOWNERS ASSOCIATION (HOA) AND ITS SUCCESSORS IN INTEREST. THE TRACT IS SUBJECT TO A PUBLIC PEDESTRIAN, ACCESS AND USE EASEMENT. THE MAINTENANCE OF TRACT D GROUNDS AND PUBLIC AMENITIES SHALL BE THE RESPONSIBILITY OF THE MARINWOOD HOA.
11. UPON RECORDING OF THIS PLAT, TRACT E, A UTILITY AND PRIVATE ACCESS TRACT, IS CONVEYED TO THE MARINWOOD HOMEOWNERS ASSOCIATION (HOA) AND ITS SUCCESSORS IN INTEREST. THE MAINTENANCE OF TRACT E SHALL BE THE RESPONSIBILITY OF LOTS 43 THROUGH 46. SEE EASEMENT NOTE 16 FOR PRIVATE ACCESS EASEMENT LOCATED ON TRACT E AND ASSOCIATED MAINTENANCE RESPONSIBILITIES.

LEGAL DESCRIPTION

PARCEL 1:
PARCEL B OF CITY OF KIRKLAND LOT LINE ALTERATION NO. 14-01883 AS RECORDED JULY 30, 2015 AS RECORDING NO. 20150730900001, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL 2:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DISTANT NORTH 0°22'05" WEST 408.437 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE NORTH 0°22'55" WEST 326.75 FEET;
THENCE NORTH 89°41'27" EAST 450 FEET;
THENCE SOUTH 0°22'05" EAST 326.75 FEET;
THENCE SOUTH 89°41'27" WEST 450 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 30 FEET THEREOF.

(BEING KNOWN AS LOTS 4 AND 5, EXCEPT THE EAST 200 FEET, IN BLOCK 172 OF THE UNRECORDED PLAT OF BURKE AND FARRAR'S KIRKLAND ADDITION, DIVISION #36, AN UNRECORDED PLAT.)

PARCEL 3:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

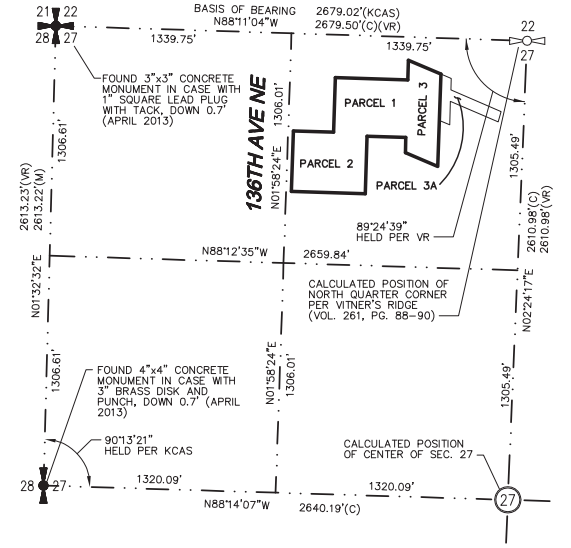
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, DISTANT NORTH 89°41'27" EAST, 640.0 FEET FROM THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 0°22'05" WEST, 245.06 FEET;
THENCE NORTH 89°41'27" EAST, 30.0 FEET;
THENCE NORTH 0°22'05" WEST 403.51 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 69°00'30" EAST, 200.0 FEET;
THENCE NORTH 0°22'05" WEST, 526.14 FEET;
THENCE NORTH 69°00'30" WEST, 200.0 FEET;
THENCE SOUTH 0°22'05" EAST, 526.14 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL 3A:
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND ROAD PURPOSES ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL 1;
THENCE SOUTH 69°00'30" EAST 64.42 FEET;
THENCE SOUTH 0°22'05" EAST 64.42 FEET;
THENCE SOUTH 69°00'30" EAST 310.18 FEET;
THENCE SOUTH 13°19'40" WEST, 60.54 FEET;
THENCE NORTH 69°00'30" WEST, 294.78 FEET;
THENCE SOUTH 0°22'05" EAST 134.15 FEET;
THENCE NORTH 69°00'30" WEST, 64.42 FEET;
THENCE NORTH 0°22'05" WEST, 263.00 FEET TO THE POINT OF BEGINNING.

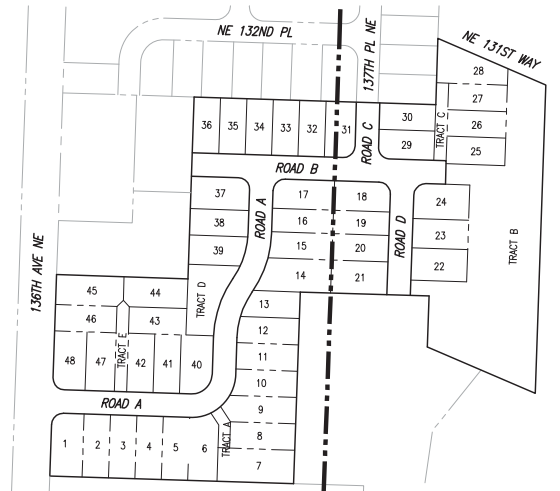
EXCEPTIONS FROM TITLE

1. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WELL RESTRICTIONS" RECORDED MAY 9, 1966 AS RECORDERS NO. 6025766 OF OFFICIAL RECORDS. (AFFECTS PARCEL 3)
2. SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) 14-01883 : RECORDED: JULY 30, 2015
RECORDING INFORMATION: 20150730900001
(AFFECTS PARCEL 1)



SECTION BREAKDOWN

SCALE: 1"=500'

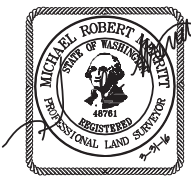


SHEET 4 OF 4 SHEET 3 OF 4

SHEET INDEX

SCALE: 1"=150'

SHEET:
2 OF 4



LDC Engineering
The Civil Engineering Group
Structural
Planning
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Woodinville, WA 98072 Fx. 425.482.2983

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MARINWOOD

CITY OF KIRKLAND FILE NUMBER: SUB14-01891

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M.,
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

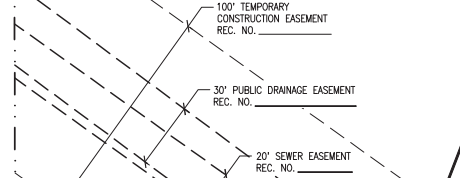
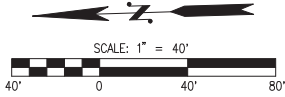
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| DRAWN BY: | DATE: | DRAWING FILE NAME: | SCALE: |
| VJT | 1-4-2016 | 13-176SV-FP | N.T.S. |

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| JOB NUMBER: | VOL/PAGE |
| 13-176 | 10/1 |

MARINWOOD

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M.,
KING COUNTY, WASHINGTON

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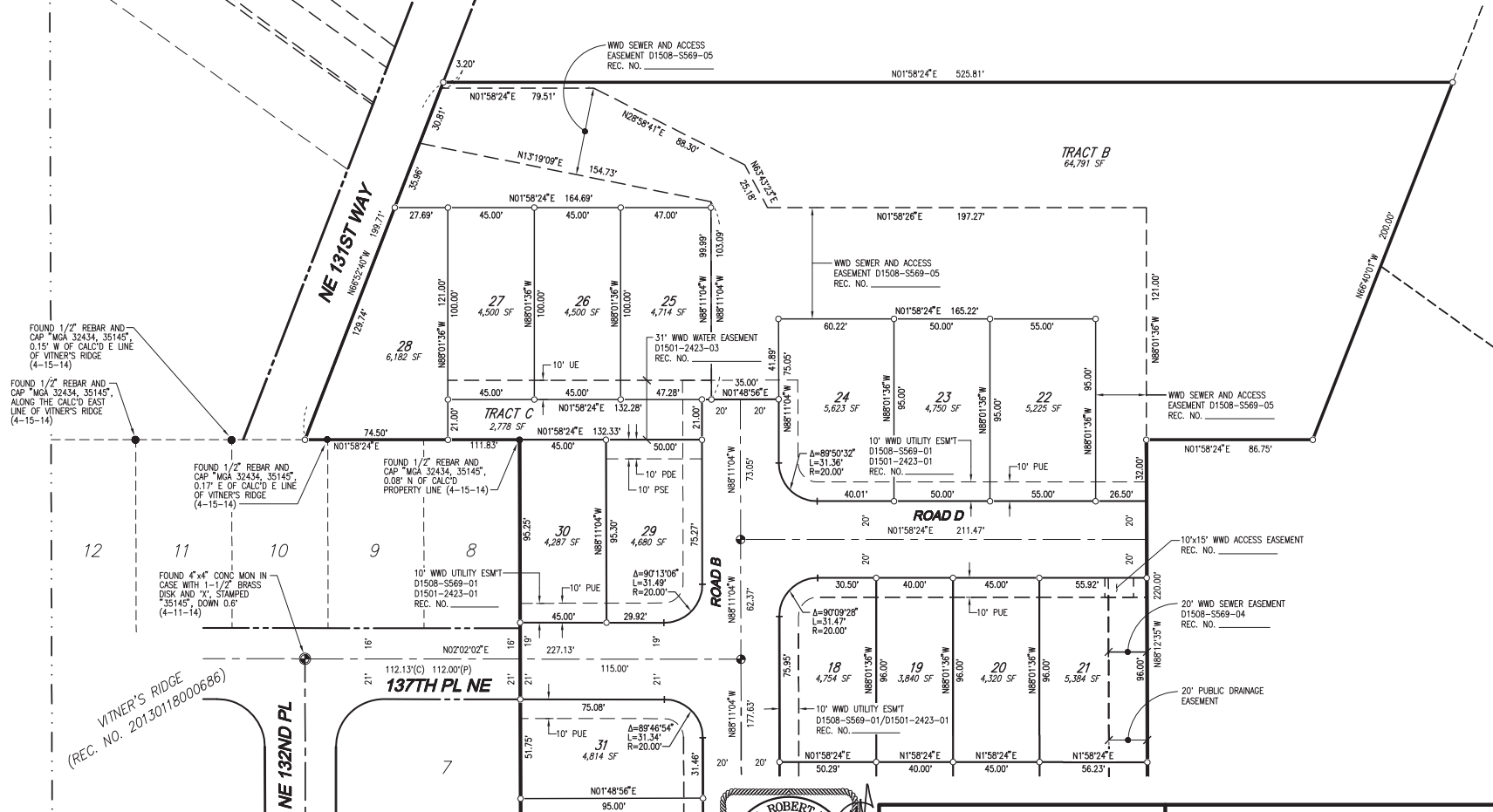


SURVEY INSTRUMENTATION
SURVEYING PERFORMED IN CONJUNCTION WITH THIS MAPPING UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
5" ROBOTIC TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.
PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

BASIS OF BEARING
THE MONUMENTED NORTH LINE OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., AS THE BEARING N 88°11'04" W PER GPS OBSERVATION

LEGEND

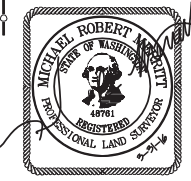
| | | | |
|---|--|------|--|
| • | FOUND MONUMENT AS NOTED | PDE | PRIVATE DRAINAGE EASEMENT (SEE "EASEMENTS" SHEET 1 OF 4) |
| ⊕ | SET CONCRETE MONUMENT WITH BRASS DISK IN CASE FOR THIS PLAT | PSE | PRIVATE SEWER EASEMENT (SEE "EASEMENTS" SHEET 1 OF 4) |
| ○ | SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "LDC-LDCCORP.COM - PLS 48761 - PROPERTY CORNER" | WWD | EASEMENT GRANTED TO WOODINVILLE WATER DISTRICT |
| ● | FOUND REBAR AND CAP AS NOTED | ESMT | EASEMENT |
| | | PUE | PUBLIC UTILITY EASEMENT |



FOUND 1/2" REBAR AND CAP "MGA 32434, 35145" 0.18' W OF CALC'D E LINE OF VITNER'S RIDGE (4-15-14)

FOUND 1/2" REBAR AND CAP "MGA 32434, 35145" 0.17' E OF CALC'D E LINE OF VITNER'S RIDGE (4-15-14)

FOUND 4"x4" CONC MON IN CASE WITH 1-1/2" BRASS DISK AND "X" STAMPED "35145", DOWN 0.6' (4-11-14)



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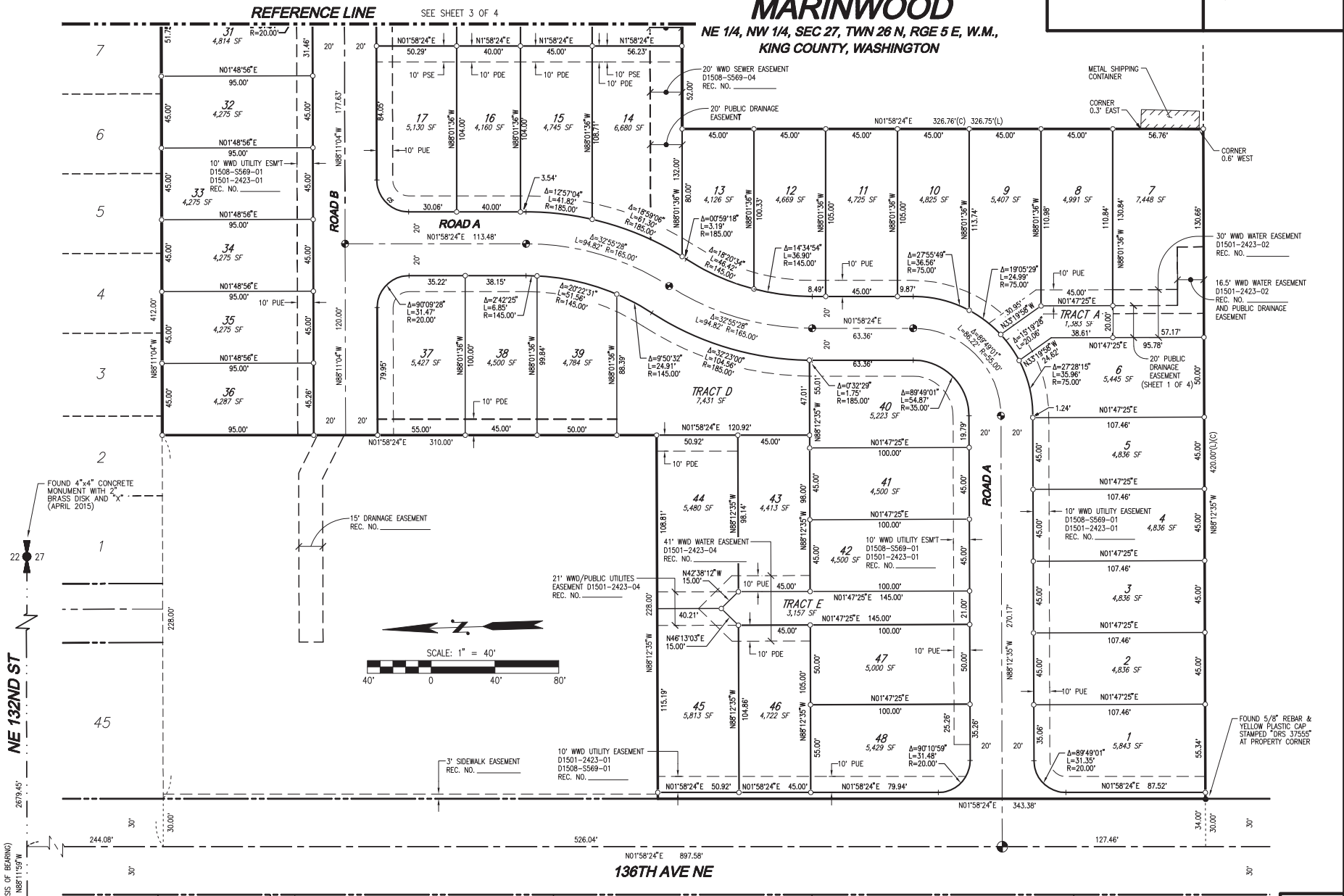
MARINWOOD

CITY OF KIRKLAND FILE NUMBER: SUB14-01891

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M.,
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

DRAWN BY: VJT DATE: 1-4-2016 DRAWING FILE NAME: 13-176S-FP SCALE: N.T.S. JOB NUMBER: 13-176

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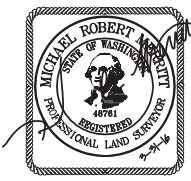
FOUND 4"x4" CONCRETE MONUMENT WITH 2" BRASS DISK AND "X" (APRIL 2015)

FOUND 3"x3" CONCRETE MONUMENT IN CASE WITH 1" SQUARE LEAD PLUG WITH TACK, DOWN 0.7' (APRIL 2013)

FOUND 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "ORS 37555" AT PROPERTY CORNER

LEGEND

| | |
|--|--|
| ● FOUND MONUMENT AS NOTED | PDE PRIVATE DRAINAGE EASEMENT (SEE "EASEMENTS" SHEET 1 OF 4) |
| ⊕ SET CONCRETE MONUMENT WITH BRASS DISK IN CASE FOR THIS PLAT | PSE PRIVATE SEWER EASEMENT (SEE "EASEMENTS" SHEET 1 OF 4) |
| ○ SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "LDC", "LDCORP.COM" - PLS 48761 - PROPERTY CORNER | WWD EASEMENT GRANTED TO WOODINVILLE WATER DISTRICT |
| ● FOUND REBAR AND CAP AS NOTED | ESMT EASEMENT |
| | PUE PUBLIC UTILITY EASEMENT |



LDC Engineering
Structural
Planning
Survey

THE CIVIL ENGINEERING GROUP

14201 NE 200th St, #100 Woodinville, WA 98072
Ph. 425.805.1869
Fx. 425.482.2988
www.LDCcorp.com

MARINWOOD

CITY OF KIRKLAND FILE NUMBER: SUB14-01891

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON

| | | | | |
|---------------|----------------|-------------------------------|---------------|--------------------|
| DRAWN BY: VJT | DATE: 1-4-2016 | DRAWING FILE NAME: 13-176S-FP | SCALE: N.T.S. | JOB NUMBER: 13-176 |
|---------------|----------------|-------------------------------|---------------|--------------------|

MARINWOOD PLAT AND PUD SUB14-01891

RMA 2.4

135TH AVE NE

NE 133RD ST

RSA 6

SUBJECT PROPERTY

134TH AVE NE

137TH PL NE

RSA 8

NE 129TH PL

NE 129TH ST

136TH AVE NE

NE 128TH ST

139TH AVE NE

EASTSIDE RAIL-CORRIDOR

141ST AVE NE

WILLOWS RD NE

TL 7



135TH AVE NE

ORDINANCE O-4488

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE; APPROVAL OF A PRELIMINARY (AND FINAL) PUD AND PRELIMINARY SUBDIVISION AS APPLIED FOR BY STEVE ANDERSON FOR THE PULTE GROUP IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. SUB14-01891 AND ZON14-01888; AND SETTING FORTH CONDITIONS OF APPROVAL.

WHEREAS, the Department of Planning and Community Development received an application, pursuant to Process IIB, for a Preliminary (and Final) Planned Unit Development ("PUD") and Preliminary Subdivision filed by Steve Anderson for the Pulte Group as Department of Planning and Community Development File No. SUB14-01891 and ZON14-01888 for a 48 lot development within a Single-Family Residential (RSA) 6 zone known as Marinwood ("Development"); and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, Kirkland Municipal Code Title 25, a concurrency application was submitted to the City of Kirkland, reviewed by the responsible Public Works official, the concurrency test has been passed, and a concurrency test notice issued; and

WHEREAS, pursuant to the State Environmental Policy Act, chapter 43.21C RCW, and the Administrative Guidelines and local ordinance adopted to implement it, an environmental checklist was submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland, and a determination of non-significance was issued; and

WHEREAS, the environmental checklist and determination have been available and accompanied the application through the entire review process; and

WHEREAS, the application was submitted to the Kirkland Hearing Examiner who held hearing a hearing on June 22, 2015; and

WHEREAS, the Kirkland Hearing Examiner after her public hearing and consideration of the recommendations of the Department of Planning and Community Development adopted Findings, Conclusions and Recommendations and recommended approval of the Process IIB Permit subject to the specific conditions set forth in the recommendations; and

WHEREAS, the City Council, in regular meeting, considered the environmental documents received from the responsible official, together with the recommendation of the Hearing Examiner; and

WHEREAS, the Kirkland Zoning Ordinance requires approval of this application for a PUD to be made by ordinance.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. The Findings, Conclusions, and Recommendations of the Kirkland Hearing Examiner, as signed by her and filed in Department of Planning and Community Development File No. SUB14-01891 and ZON14-01888, a copy of which is attached to this ordinance as Exhibit A and incorporated by this reference, are adopted by the Kirkland City Council, with the following clarifications modifications:

A. Open Space Tracts B and D of the Development shall be open to public access and use. Appropriate signage shall be posted indicating that the open space is available for public use.

B. As part of the recording of the final plat for the Development, the applicant shall dedicate a public access and use easement over Open Space Tracts B and D.

C. Open Space Tracts B and D of the Development shall be maintained by the Development homeowner's association. The homeowner's association shall be responsible for any claims arising from use of Open Space Tracts B and D, subject to the protections of RCW 4.24.210, the Washington recreational immunity statute.

Section 2. The City Council approves the application for a preliminary and final PUD and a preliminary subdivision, subject to the conditions set forth in the Findings, Conclusions, and Recommendations and Section 1 of this ordinance including the following public benefits as outlined in the application submitted to the City: onsite public open space and associated improvements, offsite right-of-ways improvements and the installation of a Rectangular Rapid Flash Beacon (RRFB) cross walk.

Section 3. The Process IIB Permit shall be issued to the applicant subject to the conditions set forth in the Findings, Conclusions, and Recommendations adopted by the City Council and Section 1 of this ordinance.

Section 4. Nothing in this ordinance 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 in this ordinance.

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 Process IIB Permit is subject shall be grounds for revocation in accordance with Ordinance No. 3719, as amended, the Kirkland Zoning Ordinance.

Section 6. This ordinance shall be in full force and effect five (5) days from and after its passage by the City Council and publication pursuant to Kirkland Municipal Code 1.08.017, in the

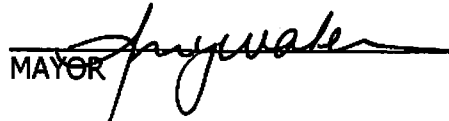
summary form attached to the original of this ordinance and by this reference approved by the City Council as required by law.

Section 7 A complete copy of this ordinance, including the Findings, Conclusions and Recommendations adopted by reference, shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

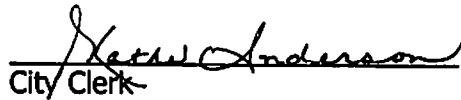
Section 8. A certified copy of this ordinance, together with the Findings, Conclusions, and Recommendations adopted by reference, shall be attached to and become a part of the Process IIB Permit provided to the permittee.

Passed by majority vote of the Kirkland City Council in open meeting this 3rd day of August, 2015.

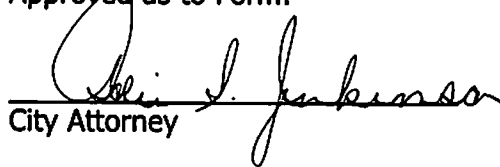
Signed in authentication thereof this 3rd day of August, 2015.

MAYOR 

Attest:


City Clerk

Approved as to Form:


City Attorney

**CITY OF KIRKLAND**Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3225 - www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager **QUASI-JUDICIAL**

From: Tony Leavitt, Associate Planner
Eric Shields, Planning Director

Date: July 16, 2015

Subject: MARINWOOD PRELIMINARY AND FINAL PUD AND
PRELIMINARY SUBDIVISION, PCD FILE NO. SUB14-01891 AND
ZON14-01888

RECOMMENDATION

Staff recommends that the Council consider the Hearing Examiner recommendation for the proposed Marinwood preliminary and final planned unit development (PUD) and preliminary subdivision application and take one of the following actions:

1. Direct staff to return to the September 1, 2015 City Council meeting with a final ordinance to either:
 - Grant the application as recommended by the Hearing Examiner with the additional conditions outlined in the attached ordinance to clarify the public use, signage, maintenance and liability of the common open spaces; or
 - Modify and grant the application; or
 - Deny the application; or
2. By a vote of at least five members, suspend the Council's rule that requires consideration of a Process IIB application at one meeting and a vote on the application at the next. This would enable the Council to vote on the application at the August 3rd meeting instead of the September 1st meeting. An Ordinance reflecting the recommendation of the Hearing Examiner and the common open space language is included with this agenda item; or
3. Direct that the application to be considered at a reopening of the hearing before the Hearing Examiner and specify the issues to be considered at the hearing.

The Hearing Examiner Recommendation for approval along with her Findings, Conclusions, Exhibits and Public Comments received into the public record is attached to the proposed Ordinance.

RULES FOR CITY COUNCIL CONSIDERATION

The City Council shall consider the Process IIB Zoning Permit for the PUD and Subdivision application based on the record before the Hearing Examiner and recommendation of the Hearing Examiner. Process IIB does not provide for testimony and oral arguments before the City Council. However, the Council in its discretion may ask questions of the applicant and staff regarding facts in the record, and may request oral argument on legal issues.

BACKGROUND DISCUSSION

Proposal

Steve Anderson of LDC Inc., representing the Pulte Group, submitted an application for a preliminary and final Planned Unit Development (PUD) and preliminary subdivision to subdivide 5 parcels totaling 8.58 acres into 48 lots (see Enclosure 1). The property is located at 12860 and 13030 136th Avenue NE in an RSA 6 zone.

The components of the development proposal are described below:

1. A Preliminary Subdivision to subdivide 5 parcels totaling 373,570 square feet into 48 separate lots. Access to the lots will be provided via a new access road off of 136th Avenue NE. A connection to the existing 137th Place NE right-of-way, to the north of the subject property, is proposed.
2. A preliminary and final Planned Unit Development (PUD) and modification of the following Zoning Code and municipal code requirements:
 - a. Provide smaller lot sizes than the minimum lot size of 5,100 square feet in the RSA 8 Zone for 33 of the 48 lots, with an average lot size of 4,935 square feet.
 - b. Provide lot widths less than the minimum 50' as measured from the back of the required front yard. 28 of the lots will not meet the minimum requirement.
 - c. Reduce minimum required front yards to 10 feet and provide a garage setback of 20 feet as measured from the front property line.
 - d. Calculate the 50% floor area ratio (FAR) maximum based on the net development area (total lot area minus public right-of-ways) rather than on an individual lot basis.
 - e. Calculate the 50% lot coverage maximum based on the net development area (total lot area minus public right-of-ways) rather than on an individual lot basis.

- f. Calculate building height based on finished grade instead of predevelopment grades.
3. The PUD proposal includes the following benefits to the City beyond the improvements that would typically be required:
 - a. Increased Open Space, On-site Recreation Area and Landscaping

Common open space is planned with a variety of amenities located within Tracts B and D. Tract B has an underground stormwater detention vault and on the surface includes a grass play area, bocce ball court, picnic area with bench seating, and landscaping and trees. Tract D will contain a play lawn, play structure, concrete sitting wall, picnic table seating and landscaping and trees. The applicant has testified that both Tracts will be open to the general public. See Enclosure 1 for detailed plans.
 - b. Offsite Right-of-Way Improvements

The applicant is proposing construction of off-site frontage improvements (including a sidewalk) along tax parcel number 272605-9083. This parcel is being retained by the current property owner, Ellis Moore, and is not part of the subdivision. The proposed sidewalk would complete a connection between the sidewalks being installed with this subdivision and the existing sidewalk to the north of the Moore property. Additionally, the applicant is proposing the installation of a Rectangular Rapid Flash Beacon (RRFB) cross walk crossing 132nd Ave NE at its intersection with NE 134th Pl, which is on a designated school walk route.

Public Hearing

The Hearing Examiner held a public hearing on June 22, 2015. City Staff, the applicant, the applicant's representatives and four individuals testified during the hearing. In addition, three emails were submitted to the Hearing Examiner. The [staff advisory report](#) including attachments and parties of record comments are available for viewing at the Hearing Examiner's page on the Planning and Community Development Department webpage.

During the public hearing, the applicant testified that common open spaces would be open to the general public. To ensure continued public use of the common open spaces, Staff is recommending that the Council adopt the enclosed ordinance that will ensure the following:

- Signage will be posted indicating that the Common Open Space is open for public use.
- A public access and use easement is to be recorded over the Common Open Space.
- The Common Open Space will be maintained by the Development's homeowners association who will be responsible for any claims arising from the use of the Common Open Space.

The language in the ordinance is the same language that was included in the ordinance to approve the Vintner's West PUD and Subdivision in 2014.

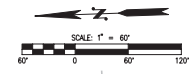
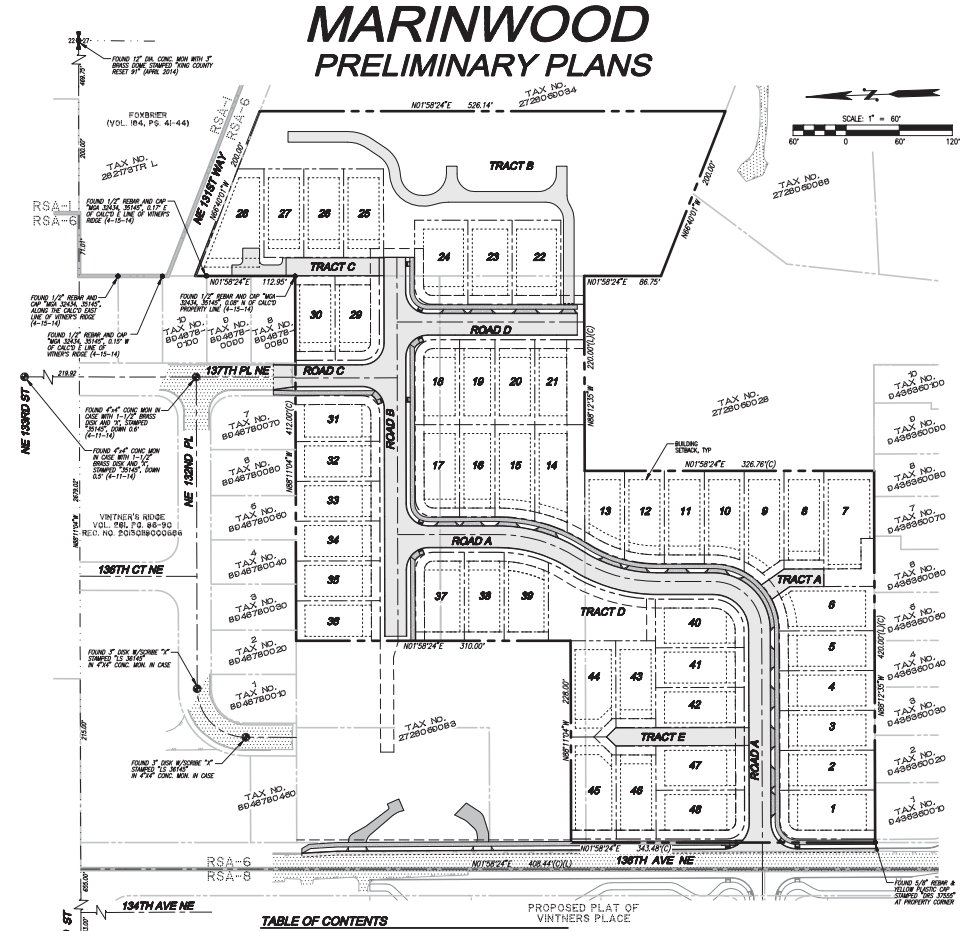
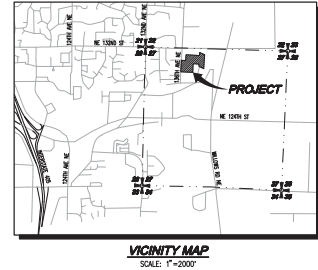
On June 24, 2014, the Hearing Examiner recommended approval of the application as outlined in her report. No challenges of her recommendation were filed.

ENCLOSURES

1. Site Plan and Landscape Plans
2. Hearing Minutes from June 22nd Hearing
3. Hearing Examiner Recommendation and Exhibits

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

MARINWOOD PRELIMINARY PLANS



LEGEND AND ABBREVIATIONS

| EXISTING SYMBOLS | DESCRIPTION | PROPOSED SURVEY SYMBOLS | DESCRIPTION |
|------------------|----------------------|-------------------------|-----------------------------|
| ○ | IRON PIPE FOUND | ● | SBM MARKER IN PROPOSED ROAD |
| ○ | IRON PIPE SET | ○ | PROPOSED WALL SYMBOLS |
| ○ | MONUMENT FOUND | ○ | DESCRIPTION |
| ○ | REBAR & CAP | —— | RETAINING WALL |
| ○ | FOUND REBAR | | |
| ⊕ | SECTION CORNER FOUND | | |
| ⊕ | SECTION CORNER FOUND | | |
| | | | |
| | | | |

| ABBREVIATIONS | DESCRIPTION |
|---------------|---|
| CB | CATCH BASIN |
| CE | CENTERLINE |
| CALED | CALCULATED |
| (C) | CALCULATED |
| (M) | MEASURED |
| CONC | CONCRETE |
| ELEVATION | ELEVATION |
| EXIST | EXISTING |
| FLUMLINE | FLUMLINE |
| E | INSET ELEVATION |
| PAR | PLATE OF VINTNER'S ROSE (VOL. 361, PG. 84-85) |
| E | PROPERTY LINE |
| PC | POWER POLE |
| PAC | POLYETHYLENE GLASS FIBER REINFORCED PLASTIC |
| R/W | RIGHT-OF-WAY |
| STA | STATION |
| SD | STORM DRAIN |
| SS | SEWER MANHOLE |
| SMH | SANITARY SEWER MANHOLE |
| TYP | TYPICAL |
| TR | TO BE REMOVED |
| WDF | WOOD FENCE |
| HWF | HORIZONTAL WOOD FENCE |
| CL | CHAIN LINK FENCE |
| BWF | BARRIER WIRE FENCE |
| SNF | SPURRAL FENCE |
| P/A | PAVEMENT AREA |
| MT | MAINTENANCE TRUNK |
| UNSPEC | UNSPECIFIED DEVICES |
| A | ALDER |
| OSCARA | OSCARA |
| CH | CHERRY |
| OW | COTTONWOOD |
| DOGWOOD | DOGWOOD |
| M | MAPLE |
| W | WILLOW |
| C | CEDAR |
| F | FIR |
| L | LAUREL |
| PNO | FOUND |
| RVC | REBAR AND CAP AS NOTED |
| NON | SURVEY MONUMENT AS NOTED |
| NON | ROUND VARIO DRAIN |
| NON | CORROGATED METAL PIPE |
| OPRP | OPERATED POLYETHYLENE PIPE |
| RCP | REINFORCED CONCRETE PIPE |

| PROPOSED SEWER SYMBOLS | DESCRIPTION |
|------------------------|----------------|
| ○ | SEWER CAP |
| ○ | SEWER CLEANOUT |
| ○ | SEWER MANHOLE |
| ○ | SEWER PIPE |

| PROPOSED WATER SYMBOLS | DESCRIPTION |
|------------------------|-------------------|
| ○ | CONCRETE BLOORING |
| ○ | BUTTERFLY VALVE |
| ○ | 11" BOLD |
| ○ | 45" BOLD |
| ○ | 92" BOLD |
| ○ | 22" BOLD |
| ○ | VENT |
| ○ | MANHOLE ASSEMBLY |
| ○ | BLow-OFF VALVE |
| ○ | REDUCER |
| ○ | AIR-VAC ASSEMBLY |
| ○ | WATER METER |
| ○ | WATER PIPE |

- NOTES**
- SEE SHEET CS-02 FOR HORIZONTAL DATUM, VERTICAL DATUM, LEGAL DESCRIPTION AND SURVEY INFORMATION.
 - THE CITY OF KIRKLAND PUBLIC WORKS INSPECTION REQUEST FORM NUMBER IS (425) 357-3800.
- EARTHWORK QUANTITIES**
- CUT: 40,000 CY
 - FILL: 25,000 CY
 - NET: 15,000 CY (OUT)

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PROJECT INFORMATION

SITE ADDRESSES: 12880 138TH AVE NE, KIRKLAND, WA 98034
13034 138TH AVE NE, KIRKLAND, WA 98034
2726250029, 2726250030, 2726250031, 2726250032, 2726250033, 2726250034, 2726250035 AND 2726250036

TAX PARCELS: 04-2-00020-0000, 04-2-00020-0001, 04-2-00020-0002, 04-2-00020-0003, 04-2-00020-0004, 04-2-00020-0005, 04-2-00020-0006, 04-2-00020-0007, 04-2-00020-0008, 04-2-00020-0009, 04-2-00020-0010, 04-2-00020-0011, 04-2-00020-0012, 04-2-00020-0013, 04-2-00020-0014, 04-2-00020-0015, 04-2-00020-0016, 04-2-00020-0017, 04-2-00020-0018, 04-2-00020-0019, 04-2-00020-0020, 04-2-00020-0021, 04-2-00020-0022, 04-2-00020-0023, 04-2-00020-0024, 04-2-00020-0025, 04-2-00020-0026, 04-2-00020-0027, 04-2-00020-0028, 04-2-00020-0029, 04-2-00020-0030, 04-2-00020-0031, 04-2-00020-0032, 04-2-00020-0033, 04-2-00020-0034, 04-2-00020-0035, 04-2-00020-0036, 04-2-00020-0037, 04-2-00020-0038, 04-2-00020-0039, 04-2-00020-0040, 04-2-00020-0041, 04-2-00020-0042, 04-2-00020-0043, 04-2-00020-0044, 04-2-00020-0045, 04-2-00020-0046, 04-2-00020-0047, 04-2-00020-0048, 04-2-00020-0049, 04-2-00020-0050, 04-2-00020-0051, 04-2-00020-0052, 04-2-00020-0053, 04-2-00020-0054, 04-2-00020-0055, 04-2-00020-0056, 04-2-00020-0057, 04-2-00020-0058, 04-2-00020-0059, 04-2-00020-0060, 04-2-00020-0061, 04-2-00020-0062, 04-2-00020-0063, 04-2-00020-0064, 04-2-00020-0065, 04-2-00020-0066, 04-2-00020-0067, 04-2-00020-0068, 04-2-00020-0069, 04-2-00020-0070, 04-2-00020-0071, 04-2-00020-0072, 04-2-00020-0073, 04-2-00020-0074, 04-2-00020-0075, 04-2-00020-0076, 04-2-00020-0077, 04-2-00020-0078, 04-2-00020-0079, 04-2-00020-0080, 04-2-00020-0081, 04-2-00020-0082, 04-2-00020-0083, 04-2-00020-0084, 04-2-00020-0085, 04-2-00020-0086, 04-2-00020-0087, 04-2-00020-0088, 04-2-00020-0089, 04-2-00020-0090, 04-2-00020-0091, 04-2-00020-0092, 04-2-00020-0093, 04-2-00020-0094, 04-2-00020-0095, 04-2-00020-0096, 04-2-00020-0097, 04-2-00020-0098, 04-2-00020-0099, 04-2-00020-0100

GROSS SITE AREA: 374,370 SF

ADJACENT DEVELOPMENT: SINGLE FAMILY RESIDENTIAL

PROPOSED ROW AREA: 57,596 SF

NET SITE AREA: 315,974 SF

ACCESS/UTILITY TRACTS: TRACT A (1,383 SF), TRACT B (2,211 SF), TRACT C (3,151 SF), TRACT D (1,383 SF), TRACT E (2,211 SF), TRACT F (3,151 SF), TRACT G (1,383 SF), TRACT H (2,211 SF)

TOTAL LOT AREA: 238,831 SF

TOTAL LOTS: 48

SMALLEST LOT SIZE: 4,126 SF (LOT 13)

AVERAGE LOT SIZE: 4,936 SF

SETBACKS: 25' FRONT (SIDEWALK), 10' FRONT (LINE AREA), 5' SIDE, 10' REAR

WATER: WOODVILLE WATER DISTRICT (425) 487-4100

SEWER: NORTHERNSIDE UTILITY DISTRICT (425) 398-4400

SCHOOL DISTRICT: LAKE WASHINGTON (425) 936-1200

CITY DISTRICT: CITY OF KIRKLAND (425) 987-3800

TELEPHONE SERVICE PROVIDER: FRONTIER (877) 462-8188

POWER PROVIDER: PACNET SOUND ENERGY (866) 228-9773

CABLE TV PROVIDER: COMCAST (800) 334-6489

CITY OF KIRKLAND: FW INSPECTIONS: COMCAST (425) 387-3500

IMPERVIOUS COVER

TOTAL NEW IMPERVIOUS COVER: 5.58 AC

TOTAL POPS: 2.32 AC

IMPERVIOUS COVER (OPTIC ROW): 0.26 AC

IMPERVIOUS COVER (ONSITE): 5.32 AC

DISTURBED AREA: 8.52 AC

EXISTING CONDITIONS IMPERVIOUS COVER: 0.00 AC

CONTACT LIST

PROPERTY OWNERS:

BILL MOORE: 12880 138TH AVE NE, KIRKLAND, WASHINGTON 98034
PATRICIA LANTY: 3232 198TH PL SE, SAMMAMISH, WASHINGTON 98075

LANDSCAPE ARCHITECT:

WESLAW DESIGN GROUP, INC.: 2322 E MADISON ST, SEATTLE, WA 98112

ENGINEER:

LDC, INC.: 14201 NE 200TH ST #100, WOODINVILLE, WASHINGTON 98072

SURVEY DISCLAIMER

CONDUCTED SURVEY INFORMATION ON THE LOTS 2726250029, 2726250030, 2726250031, 2726250032, 2726250033, 2726250034, 2726250035, 2726250036 AND WITHIN AN AC RE SURVEY IN THESE PLANS HAS BEEN PROVIDED BY OWNER SIGNED, INC., FOR LAND DEVELOPMENT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITES AND HAS FOUND THE INFORMATION TO BE ACCURATE. ANY CHANGES TO THE SITE AFTER THIS DATE WILL BE AT THE OWNER'S RISK AND SHALL BE COVERED BY THE SURVEYOR. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED TO HIM BY THE OWNER AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|---------|----|---------------------------------------|
| 1 | 5-21-15 | AL | ISSUED PER CITY COMMENTS DATED 7-7-15 |
| 2 | 6-12-15 | AL | MAJOR GRADING REVISIONS |

Engineering Planning

LDC

PULTE GROUP

MARINWOOD

COVER SHEET

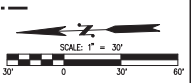
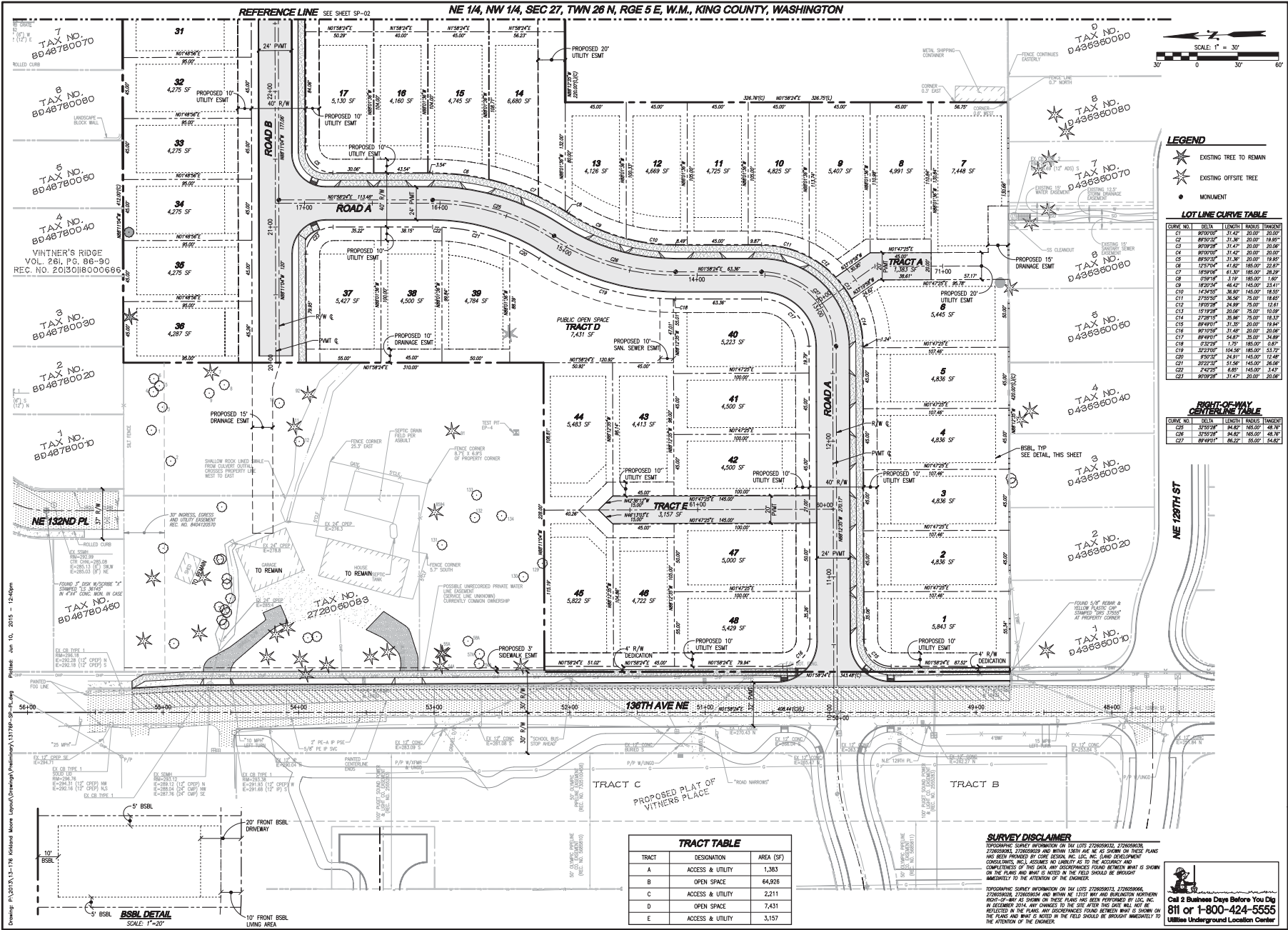
JULY 2015

CS-01

JOB NUMBER: 151-170
DRAWING NUMBER: 15170P-C01
DESIGNER: MAM
DRAWING BY: KCR
DATE: 2-08-15
SCALE: AS NOTED
AUTHORITY: KIRKLAND

CS-01

SHEET 1 OF 35



- LEGEND**
- ★ EXISTING TREE TO REMAIN
 - ★ EXISTING OFFSITE TREE
 - MONUMENT

LOT LINE CURVE TABLE

| CURVE NO. | BEARS | LENGTH | RADIUS | TANGENT |
|-----------|------------|--------|--------|---------|
| C1 | 89°50'58" | 31.42 | 20.00 | 20.00 |
| C2 | 89°50'58" | 31.36 | 20.00 | 18.89 |
| C3 | 89°50'58" | 31.41 | 20.00 | 19.96 |
| C4 | 89°50'58" | 31.42 | 20.00 | 20.00 |
| C5 | 89°50'58" | 31.36 | 20.00 | 18.89 |
| C6 | 127°21'04" | 41.82 | 105.00 | 28.89 |
| C7 | 183°59'01" | 61.30 | 105.00 | 28.29 |
| C8 | 127°21'04" | 3.12 | 105.00 | 1.00 |
| C9 | 183°59'01" | 46.42 | 145.00 | 23.41 |
| C10 | 127°21'04" | 36.80 | 145.00 | 18.55 |
| C11 | 183°59'01" | 36.56 | 75.00 | 18.65 |
| C12 | 183°59'01" | 24.88 | 75.00 | 12.61 |
| C13 | 127°21'04" | 20.56 | 75.00 | 10.99 |
| C14 | 183°59'01" | 35.86 | 75.00 | 18.33 |
| C15 | 127°21'04" | 31.37 | 20.00 | 19.84 |
| C16 | 183°59'01" | 31.48 | 20.00 | 20.00 |
| C17 | 183°59'01" | 54.81 | 20.00 | 34.89 |
| C18 | 127°21'04" | 1.70 | 185.00 | 0.87 |
| C19 | 183°59'01" | 204.58 | 185.00 | 23.72 |
| C20 | 127°21'04" | 24.31 | 145.00 | 12.46 |
| C21 | 183°59'01" | 31.56 | 145.00 | 16.08 |
| C22 | 127°21'04" | 4.80 | 145.00 | 1.43 |
| C23 | 183°59'01" | 66.32 | 55.00 | 34.62 |

RIGHT-OF-WAY CENTERLINE TABLE

| CURVE NO. | BEARS | LENGTH | RADIUS | TANGENT |
|-----------|------------|--------|--------|---------|
| C24 | 127°21'04" | 84.82 | 105.00 | 48.79 |
| C25 | 183°59'01" | 84.82 | 105.00 | 48.79 |
| C26 | 127°21'04" | 84.82 | 105.00 | 48.79 |
| C27 | 183°59'01" | 84.82 | 105.00 | 48.79 |

TRACT TABLE

| TRACT | DESIGNATION | AREA (SF) |
|-------|------------------|-----------|
| A | ACCESS & UTILITY | 1,363 |
| B | OPEN SPACE | 64,926 |
| C | ACCESS & UTILITY | 2,211 |
| D | OPEN SPACE | 7,431 |
| E | ACCESS & UTILITY | 3,157 |

SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY INFORMATION ON THIS LOT IS PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES.

Call & Business Days Before You Dig
 811 or 1-800-424-5555
 Utility Underground Location Center

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|---|
| 1 | 5-21-15 | REVISED PER CITY COMMENTS DATED 2-17-15 |
| 2 | 6-10-15 | REVISED PER CITY COMMENTS DATED 2-17-15 |
| 3 | 6-10-15 | REVISED PER CITY COMMENTS DATED 2-17-15 |

Engineering
 Structural
 Planning
 Surveying

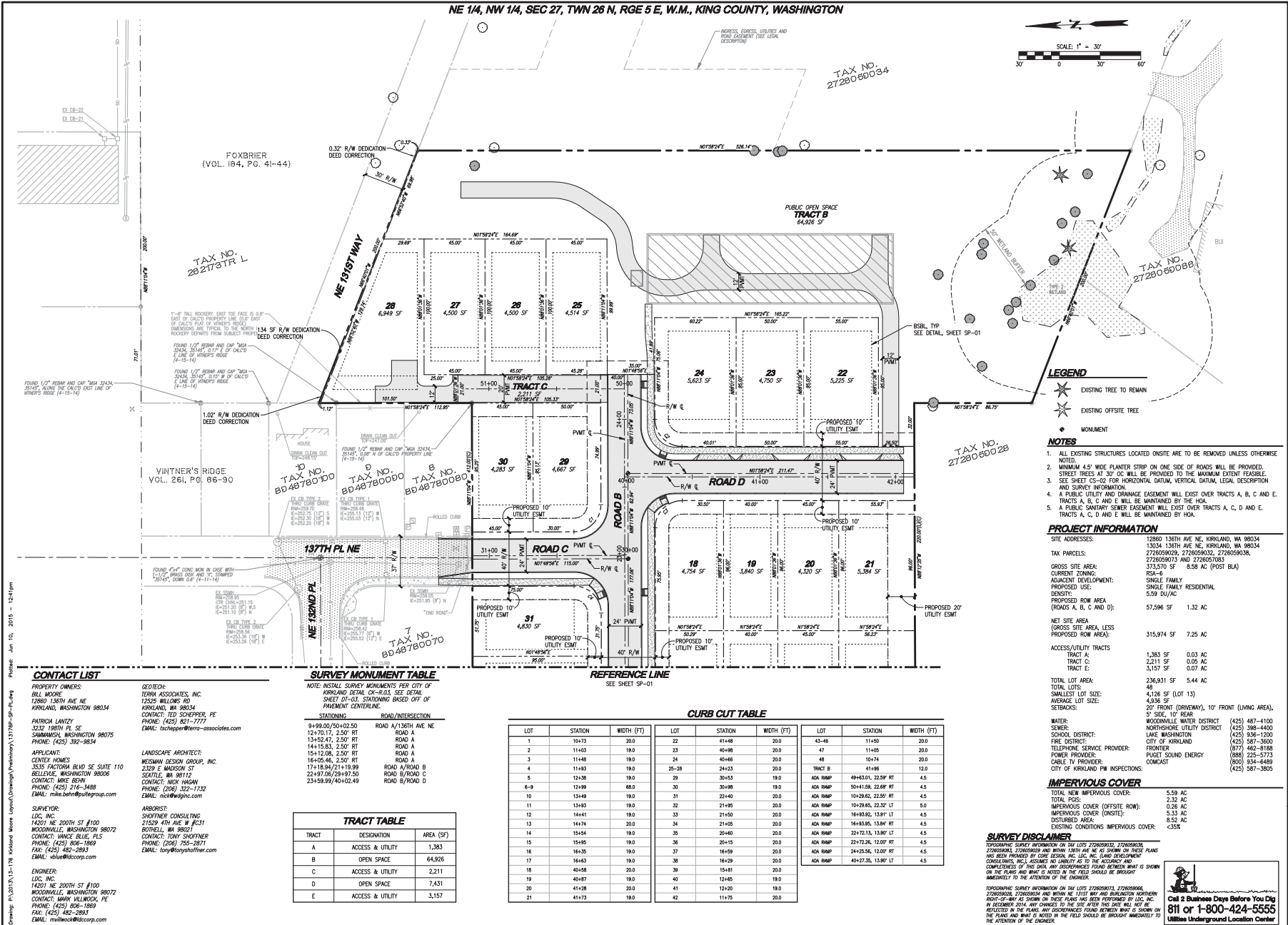
LDC
 THE CIVIL ENGINEERING GROUP
 1000 1ST AVE., SUITE 200
 SEASIDE, WA 98138
 PH: 206-425-8888
 WWW.LDCGROUP.COM

PULTE GROUP
MARINWOOD
 PRELIMINARY PUD SITE PLAN

METRIC ROBERT MONTGOMERY ASSOCIATES
 CIVIL ENGINEERING
 1000 1ST AVE., SUITE 200
 SEASIDE, WA 98138
 PH: 206-425-8888
 WWW.MRMA.COM

JOB NUMBER: 13-178
DRAWING NAME: 13178P-SP-PL
DESIGNER: MEV
CHECKING BY: RCB
DATE: 2-06-15
SCALE: 1"=30'
LICENSURE: KIRKLAND

SP-01
 SHEET 9 OF 35



REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|---|
| 1 | 5-21-15 | REVISED PER CITY COMMENTS DATED 2-17-15 |
| 2 | 6-10-15 | MINUTE GRADING REVISIONS |

Engineering
Structural
Planning
Surveying

LDC
THE CIVIL ENGINEERING GROUP
1405 1ST AVE. S.W. 1ST FLOOR
KIRKLAND, WA 98033
PH: (425) 821-1500
WWW.LDCONLINE.COM

**PULTE GROUP
MARINWOOD
PRELIMINARY PUD SITE PLAN**

PROJECT INFORMATION

SITE ADDRESS: 12860 136TH AVE. NE, KIRKLAND, WA 98034
13034 136TH AVE. NE, KIRKLAND, WA 98034
272609028, 272609033, 272609042, 272609073 AND 272607083

TAX PARCELS: 373,576 SF, 8.58 AC (POST BUA)
373,576 SF, 8.58 AC (POST BUA)
57,996 SF 1.32 AC

GROSS SITE AREA: 1,383 SF 0.03 AC
CURRENT ZONING: RSA-8
ADJACENT DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
DENSITY: 5.59 DU/AC
PROPOSED ROW AREA (ROADS A, B, C AND D): 57,996 SF 1.32 AC
NET SITE AREA: 1,383 SF 0.03 AC
GROSS SITE AREA, LESS PROPOSED ROW AREA: 315,974 SF 7.25 AC
ACCESS/UTILITY TRACTS: TRACT A: 1,383 SF 0.03 AC
TRACT C: 2,211 SF 0.05 AC
TRACT E: 3,157 SF 0.07 AC

TOTAL LOT AREA: 236,931 SF 5.44 AC
TOTAL LOTS: 48
SMALLEST LOT SIZE: 4,126 SF (LOT 11)
AVERAGE LOT SIZE: 4,938 SF

SETBACKS: 20' FRONT (DRIVEWAY), 10' FRONT (LIVING AREA), 5' SIDE, 10' REAR

WATER: WOODVILLE WATER DISTRICT (425) 487-4100
SEWER: NORTHERSHORE UTILITY DISTRICT (425) 398-4400
SCHOOL DISTRICT: LAKE WASHINGTON (425) 836-1200
FIRE DISTRICT: CITY OF KIRKLAND (425) 587-3600
TELEPHONE SERVICE PROVIDER: FRONTIER (877) 463-8168
POWER PROVIDER: PUGET SOUND ENERGY (888) 225-5773
CABLE TV PROVIDER: COMCAST (800) 534-6488
CITY OF KIRKLAND P.W. INSPECTIONS: (425) 587-3600

IMPERVIOUS COVER

| | |
|---------------------------------------|---------|
| TOTAL NEW IMPERVIOUS COVER: | 5.59 AC |
| TOTAL PAVES: | 2.32 AC |
| IMPERVIOUS COVER (FOOTFILL ROW): | 0.28 AC |
| IMPERVIOUS COVER (ONSTREET): | 5.33 AC |
| DISTURBED AREA: | 8.52 AC |
| EXISTING CONDITIONS IMPERVIOUS COVER: | <.35% |

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION ON TAX LOTS 272609028, 272609033, 272609042, 272609073 AND 272607083 HAS BEEN PROVIDED BY LDC, INC. AND DEVELOPMENT CONSULTANTS. THE ASSURANCE OF ACCURACY AND COMPLETENESS OF THIS DATA, ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

TOPOGRAPHIC SURVEY INFORMATION ON TAX LOTS 272609073, 272609086, 272609088, 272609089 AND 272609090 HAS BEEN PROVIDED BY LDC, INC. AND DEVELOPMENT CONSULTANTS. THE ASSURANCE OF ACCURACY AND COMPLETENESS OF THIS DATA, ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

CONTACT LIST

PROPERTY OWNERS:
BILL MOORE
12860 136TH AVE NE
KIRKLAND, WASHINGTON 98034

PATRICIA LANTY
3332 198TH PL. SE
SUMMERS, WASHINGTON 98075
PHONE: (425) 392-9834

APPLICANT:
CENTEX HOMES
3535 FACTORY BLVD SE SUITE 110
BELLEVUE, WASHINGTON 98006
CONTACT: MIKE BEHN
EMAIL: mike.behn@pulteapgroup.com

GEOTECH:
TERRA ASSOCIATES, INC.
12525 NEVADA ST
KIRKLAND, WA 98034
CONTACT: TONY SHOFFNER, PE
PHONE: (425) 821-7777
EMAIL: tshoffner@terra-associates.com

LANDSCAPE ARCHITECT:
WESMAN DESIGN GROUP, INC.
2359 E. MADISON ST
SEATTLE, WA 98112
PHONE: (425) 216-3488
EMAIL: nch@wesman.com

SURVEYOR:
LDC, INC.
14201 NE 200TH ST #100
WOODHULL, WASHINGTON 98072
CONTACT: WANCE BLUM, PLS
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: wblum@ldconp.com

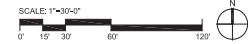
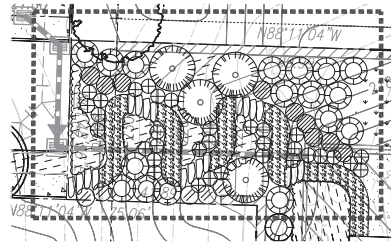
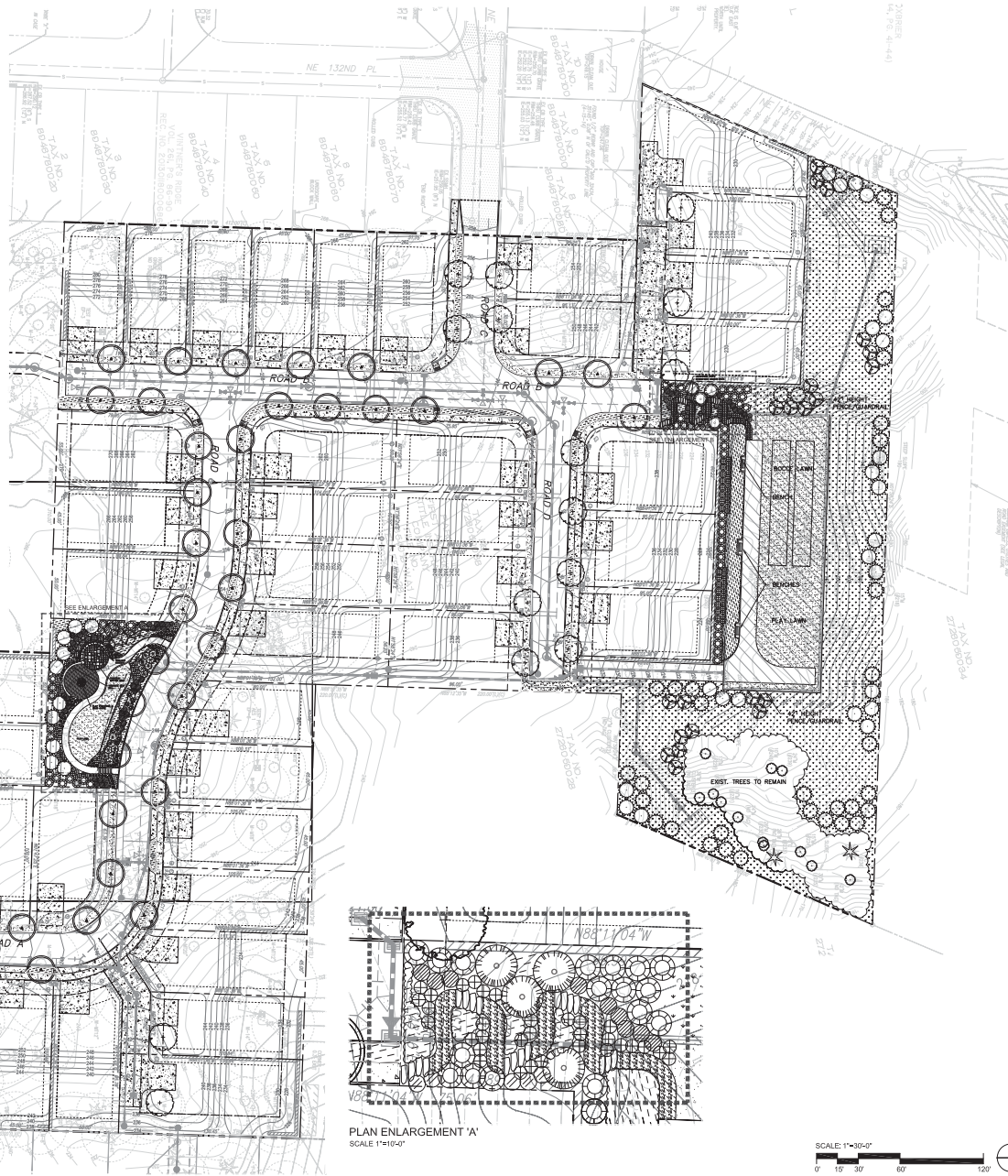
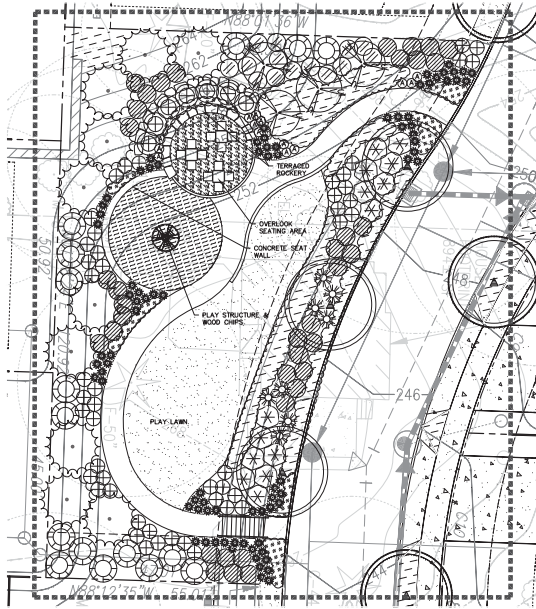
ENGINEER:
LDC, INC.
14201 NE 200TH ST #100
WOODHULL, WASHINGTON 98072
CONTACT: MARK WILKOVIC, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: mwilkov@ldconp.com

TRACT TABLE

| TRACT | DESIGNATION | AREA (SF) |
|--|------------------|-----------|
| A <td>ACCESS & UTILITY</td> <td>1,383</td> | ACCESS & UTILITY | 1,383 |
| B <td>OPEN SPACE</td> <td>64,926</td> | OPEN SPACE | 64,926 |
| C <td>ACCESS & UTILITY</td> <td>2,211</td> | ACCESS & UTILITY | 2,211 |
| D <td>OPEN SPACE</td> <td>7,431</td> | OPEN SPACE | 7,431 |
| E <td>ACCESS & UTILITY</td> <td>3,157</td> | ACCESS & UTILITY | 3,157 |

CURB CUT TABLE

| LOT | STATION | WIDTH (FT) | LOT | STATION | WIDTH (FT) | LOT | STATION | WIDTH (FT) |
|-----|---------|------------|-------|---------|------------|----------|---------------------|------------|
| 1 | 10+73 | 20.0 | 22 | 41+48 | 20.0 | 43-46 | 11+80 | 20.0 |
| 2 | 11+03 | 19.0 | 23 | 40+98 | 20.0 | 47 | 11+49 | 20.0 |
| 3 | 11+48 | 19.0 | 24 | 40+48 | 20.0 | 48 | 10+74 | 20.0 |
| 4 | 11+93 | 19.0 | 25-28 | 24+23 | 20.0 | TRACT B | 41+98 | 12.0 |
| 5 | 12+38 | 19.0 | 29 | 30+53 | 19.0 | ADA RAMP | 49+43.01, 22+59' RT | 4.5 |
| 6-9 | 12+99 | 68.0 | 30 | 30+98 | 19.0 | ADA RAMP | 50+41.58, 22+68' RT | 4.5 |
| 10 | 13+49 | 19.0 | 31 | 21+40 | 20.0 | ADA RAMP | 10+29.62, 22+59' RT | 4.5 |
| 11 | 13+93 | 19.0 | 32 | 11+95 | 20.0 | ADA RAMP | 10+29.62, 22+32' LT | 5.0 |
| 12 | 14+41 | 19.0 | 33 | 22+50 | 20.0 | ADA RAMP | 16+83.85, 13+91' LT | 4.5 |
| 13 | 14+74 | 20.0 | 34 | 21+05 | 20.0 | ADA RAMP | 16+83.85, 13+91' RT | 4.5 |
| 14 | 15+54 | 19.0 | 35 | 20+40 | 20.0 | ADA RAMP | 22+72.24, 13+90' LT | 4.5 |
| 15 | 15+95 | 19.0 | 36 | 20+15 | 20.0 | ADA RAMP | 22+72.24, 13+90' RT | 4.5 |
| 16 | 16+25 | 19.0 | 37 | 18+59 | 20.0 | ADA RAMP | 24+25.56, 13+90' RT | 4.5 |
| 17 | 16+43 | 19.0 | 38 | 16+29 | 20.0 | ADA RAMP | 40+27.35, 13+90' LT | 4.5 |
| 18 | 40+58 | 20.0 | 39 | 15+81 | 20.0 | | | |
| 19 | 40+87 | 19.0 | 40 | 12+65 | 19.0 | | | |
| 20 | 41+28 | 20.0 | 41 | 12+20 | 19.0 | | | |
| 21 | 41+73 | 19.0 | 42 | 11+75 | 20.0 | | | |



WEISMAN DESIGN GROUP
LANDSCAPE ARCHITECTS
1000 1ST AVENUE, SUITE 200
KIRKLAND, WA 98033
PHONE: 425.822.1111
WWW.WEISMANDSIGN.COM

MARINWOOD-PULTE GROUP
KIRKLAND, WA

SCALE: 1"=30'-0"
DATE: 02/21/14
DRAWN: TC
CHECKED: MB

REVISIONS:

LANDSCAPE PLAN

L-100



KIRKLAND HEARING EXAMINER
June 22, 2015

1. **CALL TO ORDER (7:00 PM)**

Members Present: Sue Tanner - Hearing Examiner.

Members Absent: None.

Staff Present: Tony Leavitt - Associate Planner, Jeremy McMahan - Planning Supervisor, and Jeannie Dines - Recording Secretary.

2. **PUBLIC HEARINGS (7:00 PM)**

A. **Marinwood Subdivision and PUD, FILE NO.: SUB14-01891, ZON14-01888, ADDRESS: 12860 and 13030 136th Ave NE**

Ms. Tanner called the hearing to order at 7:00 PM and provided the file number, SUB14-01891 and ZON14-01888 and address, 12860 and 13030 136th Avenue NE, and described the hearing procedures.

There were no procedural questions.

Ms. Tanner swore in Associate Planner Tony Leavitt. Mr. Leavitt submitted the following exhibits which Ms. Tanner entered into the record:

Exhibit A: Corrected version of staff report

Exhibit B: Letter from Sara Bray

Exhibit C: Letter from S. Sato

Exhibit D: Letter from Mark Hamberg

Mr. Leavitt presented the staff report, describing the subdivision and PUD proposal. Staff recommends approval subject to conditions in the staff report.

Applicant

Ms. Tanner swore in Scott Borgeson, Pulte Group, 3535 Factoria Blvd SE, #110, Bellevue 98006. Mr. Borgeson described the Pulte Group, preliminary home designs, site plan, key features, park improvements, and mitigation of project impacts.

Ms. Tanner entered Mr. Borgeson's PowerPoint as Exhibit E.

Ms. Tanner swore in Steve Anderson, Senior Project Manager, Land Development Consultants, 14201 NE 200th St, Ste, 100, Woodinville 98072. Mr. Anderson provided a comparison between Marinwood and Vintner's Place and described the rectangular rapid flash beacon they propose to install.

Mr. Anderson submitted the following exhibits which Ms. Tanner entered into the record:

Exhibit F: Aerial map with beacon location

Exhibit G: Site map with beacon location

Exhibit H: Photos of RRFB examples

Exhibit I: Estimates used to determine cost comparison between Marinwood and Vintner's Place

Ms. Tanner swore in Darrel Mitsunaga, 11201 SE 8th Street, Bellevue, legal counsel for Pulte Group, who clarified the correction in the staff report.

Public Testimony

Ms. Tanner swore in each person before they provided testimony.

1. Christopher Kringle, 13124 137th Place NE, Vintner's Ridge.
2. Matthew Tillman, 13628 NE 132nd Place, Vintner's Ridge.
3. Larry Miller, 13612 NE 132nd Place, Vintner's Ridge.
4. Sara Bray, 13612 NE 132nd Place, Vintner's Ridge.

Mr. Kringle provided additional testimony.

Mr. Borgeson responded to questions asked during Public Testimony and to Mr. Leavitt's questions.

3. **ADJOURNMENT (8:03 PM)**

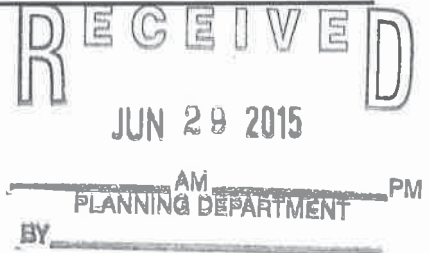
Planning Staff

**CITY OF KIRKLAND
HEARING EXAMINER FINDINGS,
CONCLUSIONS AND RECOMMENDATION**

APPLICANT: Pulte Group

FILE NO: SUB14-01891/ZON14-01888

APPLICATION:



1. Site Location: 12860 and 13030 136th Avenue NE

2. Requests: The applicant requests approval of a preliminary subdivision and planned unit development (PUD) as follows:
 - a. Preliminary Subdivision: A proposal to subdivide five parcels totaling 8.58 acres into 48 separate lots with access via a new access road off of 136th Avenue NE, and a new connection to the existing 137th Place NE right-of-way to the north of the subject property. See Exhibit A, Staff Advisory Report and Recommendation (Staff Report), Attachment 2, Sheet CS-01.
 - b. PUD: A request for a preliminary and final Planned Unit Development (PUD) and modification of the following Zoning Code and Municipal Code requirements:
 - (1) Provide smaller lot sizes than the minimum lot size of 5,100 square feet in the RSA 8 Zone for 33 of the 48 lots, with an average lot size of 4,935 square feet.
 - (2) Provide lot widths less than the minimum 50' as measured from the back of the required front yard for 28 of the lots.
 - (3) Reduce minimum required front yards to 10 feet and provide a garage setback of 20 feet as measured from the front property line.
 - (4) Calculate the 50% floor area ratio (FAR) maximum based on the net development area (total lot area minus public rights-of-way) rather than on an individual lot basis.
 - (5) Calculate the 50% lot coverage maximum based on the net development area (total lot area minus public rights-of-way) rather than on an individual lot basis.
 - (6) Calculate building height based on finished grade instead of predevelopment grades.

Pursuant to Chapter 125 KZC, the proposal includes the following proposed benefits to the City beyond the improvements to address potential impacts or undesirable effects of the PUD and provide benefits to the community that typically would not be required for a subdivision under City Code and implementing regulations:

- (1) Increased open space, onsite recreation and landscaping. Common open space is planned in Tracts B and D. Tract B is 1.5 acres in size and has an underground storm water detention vault. On the surface, the applicant proposes a grass play area, bocce ball court, picnic area with bench seating, and landscaping and trees. Tract D is .2 acres in size and is

proposed for a play lawn, play structure, concrete sitting wall, picnic table seating, and landscaping and trees. Both recreation areas would be available for use by the public as well as by residents of the subdivision.

- (2) Offstreet right-of-way improvements. The applicant proposes to extend construction of frontage improvements, including a sidewalk, along the tax parcel that is being retained by the current property owner, which fronts on 136th Avenue NE. See Staff Report, Attachment 2, Sheet CS-01. This would connect the sidewalks being installed as part of the subdivision and the existing sidewalk to the north. The applicant also proposes to install a Rectangular Rapid Flash Beacon cross walk across 132nd Avenue NE at its intersection with NE 134th Place.

3. Review Process: Process IIB, the Hearing Examiner conducts a public hearing and makes a recommendation to the City Council, which makes a final decision.

4. Key Issues:

- Compliance with subdivision criteria
- Compliance with PUD approval criteria
- Compliance with applicable development regulations
- Compliance with Process IIB Zoning Permit approval criteria

SUMMARY OF RECOMMENDATIONS:

| | |
|------------------|-------------------------|
| Department | Approve with conditions |
| Hearing Examiner | Approve with conditions |

PUBLIC HEARING:

The Hearing Examiner held a public hearing on the applications on June 22, 2015, in the Council Chambers, City Hall, 123 Fifth Avenue, Kirkland, Washington. A verbatim recording of the hearing is available at the City Clerk’s office. The minutes of the hearing and the exhibits are available for public inspection in the Department of Planning and Community Development. The Examiner visited the site following the hearing.

TESTIMONY AND PUBLIC COMMENT:

A list of those who testified at the public hearing, and a list of the exhibits offered at the hearing are included at the end of this Recommendation. The testimony is summarized in the hearing minutes.

For purposes of this recommendation, all section numbers refer to the Kirkland Zoning Code (KZC or Code) unless otherwise indicated.

FINDINGS, CONCLUSIONS AND RECOMMENDATION

Having considered the evidence in the record and reviewed the site, the Hearing Examiner enters the following:

Findings of Fact and Conclusions:**A. Site Description**

The Facts and Conclusions on this matter set forth at Subsection II.A of the Staff Report are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

B. Public Comment**C. State Environmental Policy Act and Concurrency**

The Facts and Conclusions on this application set forth at Subsections II.B and II.C of the Staff Report are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

Public comments at the hearing reiterated some of the concerns expressed in the comment letters included in the record as Attachment 6 to the Staff Report, particularly those expressing opposition to the proposed connection to 137th Place NE and associated impacts of a potential increase in cut-through traffic, and the need for improvements to traffic flow on 136th Avenue NE in light of increasing traffic volumes. Commenters wondered whether the traffic studies for each new development in the area take into account the additional traffic generated by projects currently being constructed, and there was a general consensus that numerous improvements are needed to 136th Avenue NE. Two speakers thought the Rectangular Rapid Flash Beacon should be located closer to the proposal to safeguard children crossing 136th Street to reach the sidewalk that will be constructed.

Other public comments at the hearing included concerns about storm water issues in light of the area's topography, and the fact that the open space and recreational facilities on Tracts B and D will be available to the public. Homeowners in nearby subdivisions fear that this will draw the public to the open spaces and amenities in their subdivisions, creating safety issues and a need to increase insurance coverage on those spaces.

As noted in the Staff Report, the Public Works Director has recommended the 137th Place road connection pursuant to KZC 150.65 and two Comprehensive Plan Policies:

Policy T-4.3 states that the City should "maintain a system of arterials, collectors, and local access streets that forms an interconnected network for vehicular circulation." Under this policy, the Plan explains that "[t]raffic spread over a 'grid' of streets, which is designed appropriate to neighborhood and system needs, flows smoothly. Kirkland has a number of existing cul-de-sacs, which help to create quiet and private residential areas. At the same time, however, cul de sacs and dead ends result in uneven traffic distribution and benefit some at the expense of others." Comprehensive Plan at IX-13.

Policy T-4.5 states that the City should "maintain and improve convenient access for emergency vehicles," and that "an interconnected street network is the best way to achieve direct access." *Id.*

A Traffic Impact Analysis ("TIA") was required for the proposal. Exhibit A, Attachment 6. Traffic volume forecasts in the TIA use the City's traffic model forecasts, which does account for pipeline development and a background traffic growth rate. *Id.* at 125. Also, as noted in Subsection C of the Staff Report, the proposal passed concurrency review and was not appealed. Localized transportation impacts of the proposal, as addressed in the TIA, are reviewed pursuant to SEPA, and the SEPA Determination of Nonsignificance issued for the proposal also was not appealed. As stated by the Department at the hearing, at the request of the School District, the Rectangular Rapid Flash Beacon is to be located on a school walk route at an existing crosswalk.

As noted above, the applicant will be constructing an underground storm water detention vault on Tract B. And as noted in the Staff Report, comments on storm water concerns have been forwarded to the Public Works Department for consideration, and full drainage review will be required.

As noted in Subsection D of the Staff Report, the provision of open space and recreational facilities to residents in the subdivision is considered a public benefit, in that it goes beyond what is required by City codes. The fact that the proposed open space and recreation facilities in this subdivision also will be open to the public provides an added public benefit.

D. Approval Criteria

The Facts and Conclusions on this matter set forth at Subsection II.D of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions. The proposed subdivision complies with KMC 22.12.230 and KZC 150.65. With the proposed PUD, and as conditioned, the subdivision is consistent with zoning and subdivision regulations and makes adequate provision for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. The proposed subdivision will serve the public use and interest and is consistent with the public health, safety and welfare.

E. Development Regulations

The Facts and Conclusions on this matter set forth at Subsection II.E of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

F. Comprehensive Plan

The Facts and Conclusions on this matter set forth at Subsection II.F of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

G. Development Standards

The Facts and Conclusions on this matter set forth at Subsection II.G of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.


H. Process IIB Decisional Criteria

The application for the subdivision and PUD is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, with the Comprehensive Plan. As noted above, it is also consistent with the public health, safety and welfare.

Recommendation:

Based upon the foregoing findings of fact and conclusions, the Hearing Examiner recommends that the City Council approve the Preliminary Subdivision and PUD subject to the conditions set forth in Section I.B of the Staff Report.

Entered this 24th day of June, 2015.


Sue A. Tanner
Hearing Examiner

EXHIBITS:

The following exhibit was entered into the record:

- Exhibit A Department's Advisory Report with Attachments 1 through 11;
- Exhibit B Email dated June 2, 2015 to Tony Leavitt from Sara Bray re: File No. SUB14-01891
- Exhibit C Email dated May 28, 2015 to Tony Leavitt from Sharon Sato re: Marinwood Development
- Exhibit D Email dated June 19, 2015 to Tony Leavitt from Mark Hamburg re: Marinwood comments
- Exhibit E PowerPoint presentation by the applicant
- Exhibit F Map showing location of proposed rectangular rapid flash beacon
- Exhibit G Photographs of typical rectangular rapid flash beacon
- Exhibit H Site plan showing location of proposed off-site sidewalk
- Exhibit I Applicant's cost estimates

PARTIES OF RECORD:

Mike Behn, Pulte Group
Scott Borgesen, Pulte Group
Steve Anderson, LDC, Inc.
Darrell Mitsunaga, Johns, Monroe, Mitsunaga Kolouskova, PLLC
Christopher Kringel
Matthew Tillman
Larry Miller
Sara Bray
Parties of Record prior to hearing
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges and appeals. Any person wishing to file or respond to a challenge or appeal should contact the Planning Department for further procedural information.

CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., July 7, 2015, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

LAPSE OF APPROVAL

PUD

The applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC 152.110, the running of the five (5) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions. The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within seven (7) years after the final approval on the matter, or the decision becomes void.

Final Plat

Under Section 22.16.010 of the Subdivision Ordinance, the owner must submit a final plat application to the Planning Department, meeting the requirements of the Subdivision Ordinance and the preliminary plat approval, and submit the final plat for recording, within five years following the date the preliminary plat was approved or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the five years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the plat.

Link to Exhibit A:

[http://www.kirklandwa.gov/depart/planning/Boards and Commissions/Hearing Examiner Meeting Information.htm](http://www.kirklandwa.gov/depart/planning/Boards%20and%20Commissions/Hearing%20Examiner%20Meeting%20Information.htm)

June 22, 2015 Meeting Packet

Tony Leavitt

From: Sara Bray <bray.sara@gmail.com>
Sent: Tuesday, June 02, 2015 1:12 PM
To: Tony Leavitt
Subject: File No. SUB14-01891

Mr. Leavitt,

I am a resident of Vintner's Ridge, address 13612 NE 132nd Place, and I am writing with regard to the plat of land that is scheduled for development just South of our subdivision. Please include this letter for consideration at the hearing scheduled for June 22.

Specifically, there is a plan to connect Vintner's Ridge to this new development by extending 137th Place NE from Vintner's Ridge in to the new proposed neighborhood. **It is my request that this plan be reviewed and modified to be only a pedestrian path vs. a street.**

There is already a tremendous amount of traffic on 136th Avenue NE as commuters use this street to by-pass NE 124th Avenue NE. By connecting our two neighborhoods, another alternative would be created. This alternative would not add any real increase in convenience to the residents of either development, nor would it have any incremental value in supporting neighborly interaction. Instead the result would be increased traffic, safety hazards and noise for our families, many with young children and pets.

A pedestrian path would allow the positive neighborly connection between our two developments, while protecting our families from the traffic, safety risks and noise.

Related to this, and I am not sure if this is the forum, I would like to further request that the city consider plans for 136th Avenue NE. For example, speed bumps and/or a traffic circle at 136th Ave. NE and NE 132nd would slow the traffic down, and hopefully deter non-residents from even taking this route.

Please do not hesitate to reach out to me directly if you have any questions regarding my request.

Thank you for your consideration. I look forward to meeting you at the hearing.

Kind regards,

Sara Bray
13612 NE 132nd Place
Kirkland, WA 98034

206-890-4349 
bray.sara@gmail.com

CITY OF KIRKLAND
Hearing Examiner Exhibit

Applicant _____
Department _____
Public

B

FILE #~~SUB14-01891, 2014-01888~~

Tony Leavitt

From: S Sato <7krazykats@gmail.com>
Sent: Thursday, May 28, 2015 3:44 PM
To: Tony Leavitt
Subject: MARINWOOD DEVELOPMENT

I would like to be put on the mailing list for updates for the above mentioned project. I oppose the project due to the existing development, development being currently built and most recently completed development and the amount of traffic that is already on the street that runs in front of the development.

I suggest a car counter to count the cars currently going up the hill, in front of existing development. I think you will see how much traffic already is a problem.

Thank you!

Sharon Sato
12010 NE 136th Place
Kirkland, WA. 98034-2125

CITY OF KIRKLAND
Hearing Examiner Exhibit

Applicant _____
Department _____
Public

C

FILE # SUB14-01891, ZON/4-01888

Tony Leavitt

From: Mark Hamburg <mhamburg.pub@gmail.com>
Sent: Friday, June 19, 2015 4:34 PM
To: Tony Leavitt
Subject: Marinwood comments

Sadly I will be out of town and unable to attend the hearing on Monday. Most of my concerns were covered in my previous communication (replicated below). Having reviewed the more detailed plans, I have two specific concerns to raise:

1. The proposed removal of tree #254 on the northwest corner of lot 28 represents the removal of one of the larger trees in the area as reflected on the arborists report and furthermore would appear to be in a location where it must necessarily be away from the actual house construction. Retaining this tree would both preserve a tree that will take years to replace and will provide some privacy between lot 28 and the houses in Vintners Ridge.
2. The proposed pathway along the proposed route for 131st makes little sense given that if the connection through to 137th goes through there is already a route to the rail trail that could be further improved a bit further up the 137th into Vintners Ridge. Having two paths makes little sense.

Thank you.

Mark Hamburg
13204 137th Pl NE
Kirkland, WA 98034

I am writing to provide public comment on Marinwood Plat and PUD SUB14-01891.

I own one of the houses in Vintners Ridge backing up — or partially backing up — to the easternmost portion of this proposed development. The position of my house gives me a clear sense of the area proposed for development and I see multiple concerns that I believe merit further review at least with regard to how houses are situated on the Marinwood property.

The key issue for any development here is that this back portion of the proposed development falls away relatively sharply as it goes down the hill toward the Eastside rail corridor. In particular, in the area backing up to my house and my neighbor's house, there is a natural gully that collects much of the run off from both Vintners Ridge and from the proposed Marinwood development. What is the plan regarding development around this natural drainage system? How close does the Marinwood developer plan to get to it? What effect will that development have on water runoff in the area? I've seen the proposed lot lines posted by the side of the road on 136th Ave NE and they do not seem to account for these natural issues.

As a related matter, because of this topography, my neighbors and I share a retaining wall near the property line that raises our houses above the falloff on the hillside. This raises questions about how the Marinwood development proposes to interact with this retaining wall. Is the plan to build at the lower level at the base of the wall and if so what will happen with respect to hillside erosion in the areas where they need to dig further down to level out the land? Is the plan to fill in further and raise the level up for construction?

Essentially, the proposed Marinwood development seems to be encroaching into areas that would seem unfriendly to development because of the topography of the land and the potential impacts on drainage and erosion from modifications to that topography and consideration of these issues would seem to call for pulling away from the property lines and focusing on the more construction friendly portions of the land.

CITY OF KIRKLAND
Hearing Examiner Exhibit
 Applicant _____
 Department _____
 Public
 FILE # SUB M-01891, ZON14-0888

D

E-page 63

Finally, knowing the concern in Kirkland for preserving trees, I note that while much of the land in question contains relatively unremarkable scrub, it also contains several sizable trees. Is the plan to preserve these trees or to cut them down? Cutting them down could again effect the drainage and erosion on the hillside but would also cost Kirkland some older growth vegetation.

Thank you for taking these concerns into account in reviewing not just the basic proposal but also the particular lot lines and other choices made within the proposed development.

Mark Hamburg
13204 137th PI NE
Kirkland, WA 98034

(206) 250-3223



Proposed Marinwood Preliminary Plat City of Kirkland



Public Hearing
June 22, 2015

CITY OF KIRKLAND

Hearing Examiner Exhibit

Applicant

Department

Public

E

FILE # SUB14-01894/20114-01898

PulteGroup – Who We Are

- One of America's leading homebuilding companies
- Able to meet the needs of multiple homebuyer groups and respond to changing consumer demand
- PulteGroup conducts extensive research to provide homebuyers with innovative solutions and consumer inspired homes and communities that provide the best quality of life
- Life Tested Home Designs® with an unwavering commitment to quality and attention to detail



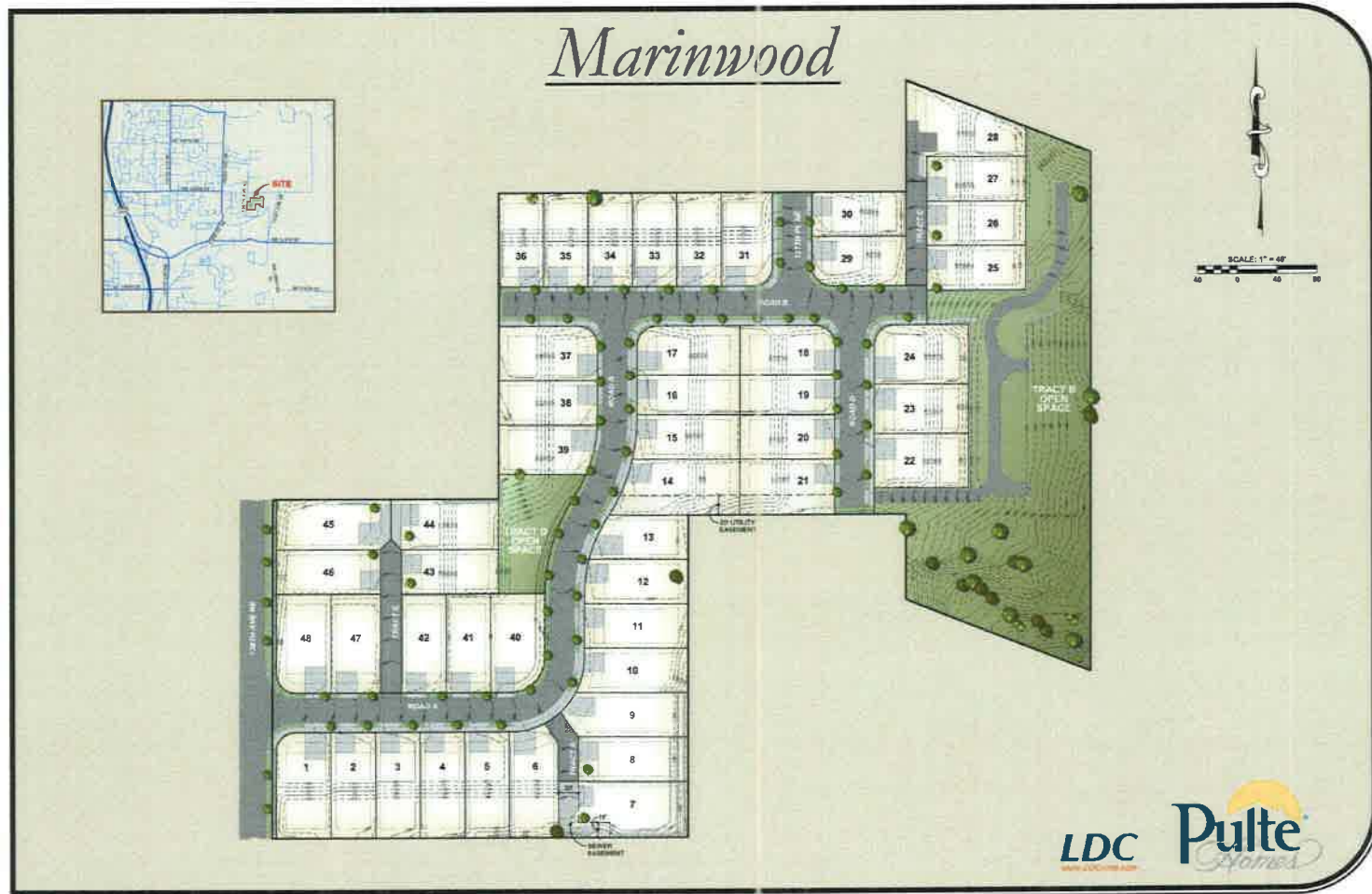
Marinwood Home Designs



Marinwood Home Designs



Marinwood Site Plan



Key Features of Marinwood Site Plan

- 48 Lots and 2 Open Space Tracts
- Two road connections are proposed to existing City Right-of-Way
- Key Site Plan Data:
 - Total Site Area: 8.6 acres
 - Total Lot Area: 5.4 acres
 - Total Open Space Area: 1.7 acres
 - Density: Allowed - 6 units per acre; Proposed – 5.6 units per acre
- Planned Unit Development
 - PUD will provide additional flexibility to fit the site development plan to the existing, natural constraints, such as topography.
 - PUD provides public benefits both within and external to the plat

Marinwood Neighborhood Park Improvements

- Two public parks are proposed and will be built by developer
- Eastern Park
 - Located in large, 1.5-acre open space area on east side of project, designed for a wide range of user ages
 - Amenities will include
 - Bocce lawn
 - Benches for spectators and for enjoying territorial views
 - Stepping stone path meandering through landscaping



Marinwood Neighborhood Park Improvements

■ Central Park

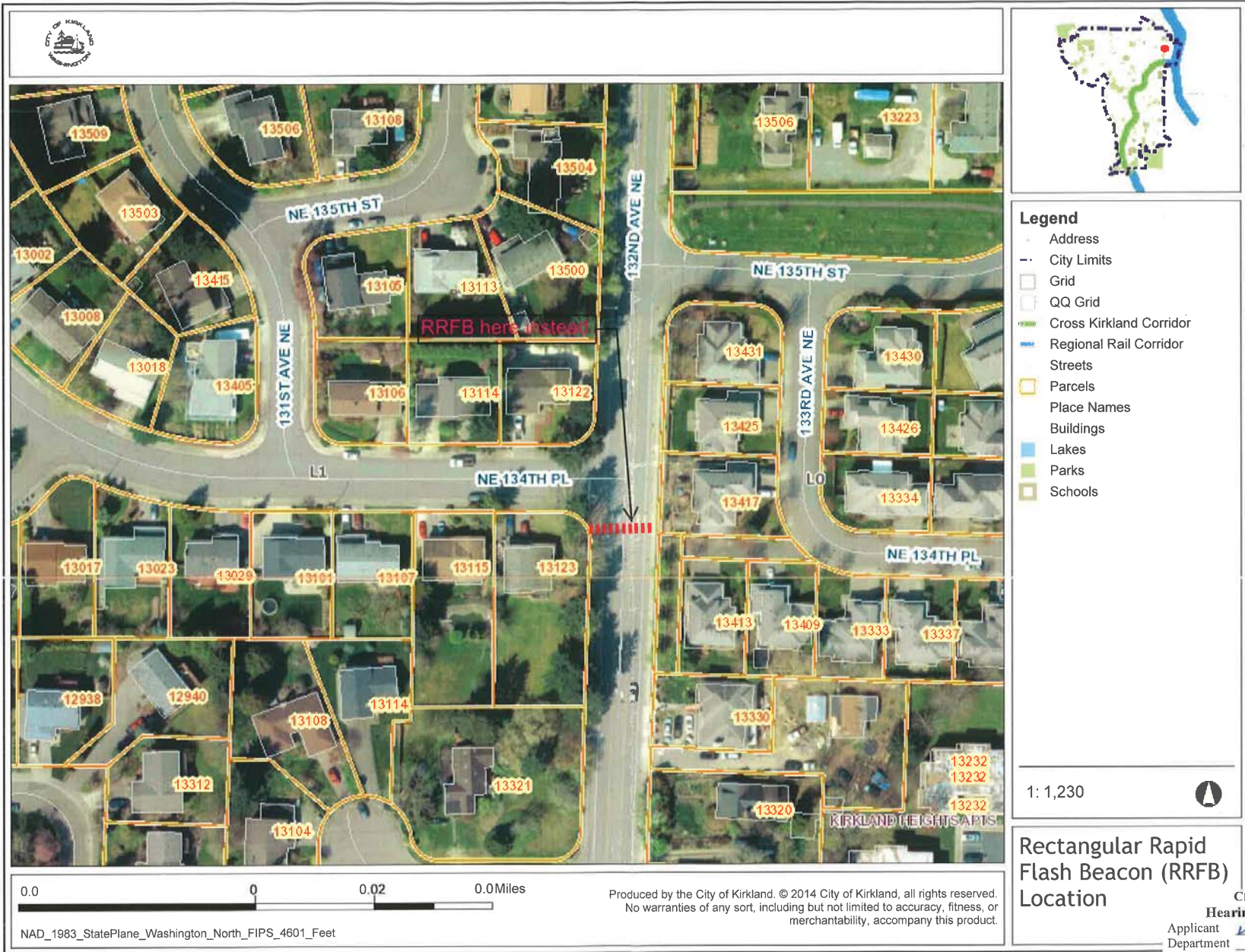
- Located in the middle of the site with play equipment suitable for young children
- Amenities will include
 - Play structure surrounded by a seat wall
 - Picnic table in overlook viewing area
 - Play lawn surrounded by walking path and perimeter landscaping
 - Natural recreation features, including stepping boulders



Mitigation of Project Impacts

- The Marinwood neighborhood has been designed by professional engineers and planners with special expertise in the analysis and design of roads, stormwater facilities, utilities, traffic impacts and critical areas.
- PulteGroup has carefully reviewed all of the comments that the City has received from concerned citizens. We take the concerns of the public very seriously, since often the neighbors of our developments have the best pulse for what is important for the community.
- Some of the key issues that were raised include:
 - Connection of proposed road to existing public road in recently built Vintner's Ridge plat to north
 - Responsible stormwater management
 - Traffic impacts
 - Building heights
- Proposed mitigation measures include:
 - Road connection is supported by the City of Kirkland for many reasons, including neighborhood connectivity and improved emergency vehicle access both to Vintner's Ridge and Marinwood
 - Stormwater management system has been designed by professional engineers with the specific intent of being good stewards of the environment and protecting downstream properties
 - Impacts of traffic have been analyzed by professional engineers, including City staff, to ensure that existing road system has adequate capacity
 - Building heights are proposed to be calculated in a manner similar to the Vintner's Ridge project, based on the average grade of the finished lots
 - Mitigation fees and GFC's will be paid for each proposed home, as established by the City Council and the Woodinville Water District, to address impacts to the transportation infrastructure, schools, parks, fire and utilities. Mitigation fees will fund improvements identified in the City's Comprehensive Plans, including road improvements where the City Council prioritize the need. Fees are approximately \$8,000 to the City and \$6,300 to the School District.





NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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- Legend**
- Address
 - - - City Limits
 - Grid
 - QQ Grid
 - Cross Kirkland Corridor
 - Regional Rail Corridor
 - Streets
 - Parcels
 - Place Names
 - Buildings
 - Lakes
 - Parks
 - Schools

1: 1,230

Rectangular Rapid Flash Beacon (RRFB) Location

CITY OF KIRKLAND
Hearing Examiner Exhibit
 Applicant
 Department
 Public
 FILE #50814-0891, 2014-08-08

F

Marinwood PUD

Applicant
Department _____
Public _____

G

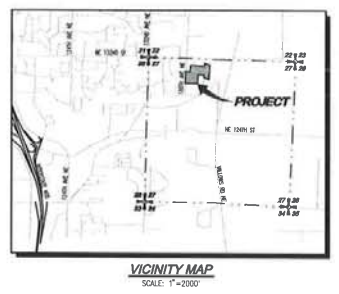
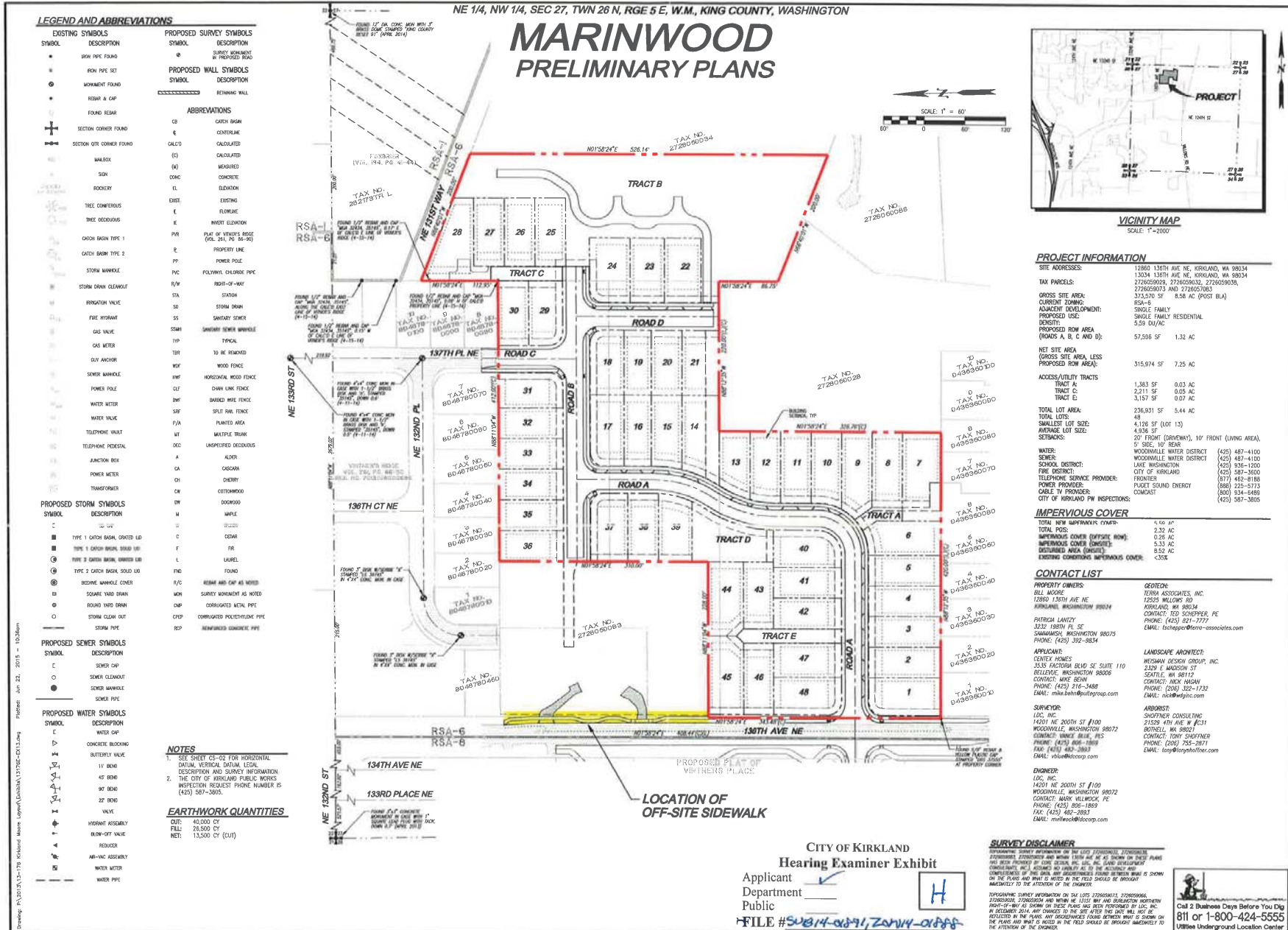
Rectangular Rapid Flash Beacon (RRFB)

FILE # SUB14-01891, ZON14-01888

Typical Example between Kamiakin Middle School and John Muir Elementary School

June 22, 2015





PROJECT INFORMATION

SITE ADDRESSES: 12860 130TH AVE NE, KIRKLAND, WA 98034
 13004 130TH AVE NE, KIRKLAND, WA 98034
 272605903, 272605902, 272605903, 272605903, 272605903 AND 272605903

GROSS SITE AREA: 373,570 SF 8.56 AC (POST BLA)
 CURRENT ZONING: RS-1
 PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
 DENSITY: 5.59 UNITS/AC
 PROPOSED ROW AREA (ROADS A, B, C AND D): 57,595 SF 1.32 AC

NET SITE AREA (GROSS SITE AREA, LESS PROPOSED ROW AREA): 315,974 SF 7.25 AC

ADDS/UTILITY TRACTS
 TRACT A: 1,383 SF 0.03 AC
 TRACT B: 2,111 SF 0.05 AC
 TRACT C: 3,157 SF 0.07 AC

TOTAL LOT AREA: 236,931 SF 5.44 AC
 TOTAL LOTS: 48
 4,126 SF (LOT 13)
 4,936 SF
 SETBACKS: 20' FRONT (DRIVEWAY), 10' FRONT (LIVING AREA), 5' SIDE, 10' REAR

WATER: WOODVILLE WATER DISTRICT (425) 487-4100
 SEWER: WOODVILLE WATER DISTRICT (425) 487-4100
 SCHOOL DISTRICT: LAKE WASHINGTON (425) 936-1200
 FIRE DISTRICT: CITY OF KIRKLAND (425) 587-3600
 TELEPHONE SERVICE PROVIDER: FRONTIER (377) 482-8188
 POWER PROVIDER: PUGET SOUND ENERGY (888) 225-5713
 CABLE TV PROVIDER: COMCAST (800) 534-8489
 CITY OF KIRKLAND PW INSPECTIONS: (425) 587-3855

IMPERVIOUS COVER

TOTAL NEW IMPERVIOUS COVER: 4.56 AC
 TOTAL PAV: 2.32 AC
 IMPERVIOUS COVER (EXCEPT ROW): 0.26 AC
 IMPERVIOUS COVER (DRIVEWAY): 5.33 AC
 IMPERVIOUS AREA (SHADE): 8.52 AC
 EXISTING CONCRETE IMPERVIOUS COVER: 0.00 AC

CONTACT LIST

PROPERTY OWNERS:
 BILL MOORE: TERRA ASSOCIATES, INC. 12829 130TH AVE NE KIRKLAND, WASHINGTON 98034 CONTACT: TED SCHEPPER PE PHONE: (425) 321-7777

PATRICK LANZAY: 3232 180TH PL SE SMOGONCH, WASHINGTON 98075 PHONE: (425) 392-9534

LANDSCAPE ARCHITECT:
 WEGMAN DESIGN GROUP, INC. 2329 W MADISON ST SEATTLE, WA 98112 CONTACT: NICK WAGY PHONE: (206) 322-1732 EMAIL: nick@wagdy.com

ARCHITECT:
 SCHOEPFNER CONSULTING 21259 4TH AVE W #E-31 BOTHELL, WA 98027 CONTACT: CORY CHRISTNER PHONE: (206) 255-2871 FAX: (425) 463-3863 EMAIL: cory@shoepfner.com

ENGINEER:
 LDC, INC. 14201 NE 200TH ST #100 WOODINVILLE, WASHINGTON 98072 CONTACT: MARK WILKOWICZ PE PHONE: (425) 392-1889 FAX: (425) 463-3863 EMAIL: mwilco@ldcorp.com

SURVEY DISCLAIMER
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NOTES
 1. SEE SHEET 05-02 FOR HORIZONTAL DATUM, VERTICAL DATUM, LEGAL DESCRIPTION AND SURVEY INFORMATION.
 2. THE CITY OF KIRKLAND PUBLIC WORKS INSPECTION REQUEST PHONE NUMBER IS (425) 587-3855.

EARTHWORK QUANTITIES
 CUT: 40,000 CY
 FILL: 25,000 CY
 NET: 15,000 CY (CUT)

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS
 SYMBOL DESCRIPTION
 * BORN PIPE FOUND
 * IRON PIPE SET
 * WORKMAN FOUND
 * IRISA & CAP
 * FOUND BEAR
 * SECTION CORNER FOUND
 * SECTION QTR CORNER FOUND

PROPOSED SURVEY SYMBOLS
 SYMBOL DESCRIPTION
 * SURVEY MONUMENT IN PROPOSED ROAD
 * PROPOSED WALL SYMBOLS SYMBOL DESCRIPTION
 * RETAINING WALL

ABBREVIATIONS
 CB CATCH BASIN
 CL CENTERLINE
 CALCD CALCULATED
 (C) CALCULATED
 (M) MEASURED
 CONC CONCRETE
 EL ELEVATION
 EXIST EXISTING
 F FLOWLINE
 E EMBANKMENT
 FPR PILE OF VERTICAL PILES
 CL, CH, CO, CO-90
 E PROPERTY LINE
 PP POWER POLE
 PVC POLYVINYL CHLORIDE PIPE
 R/W RIGHT-OF-WAY
 STA STATION
 SS STORM DRAIN
 S SAWDUST SEWER
 SSM SAWDUST SEWER MANHOLE
 T TYPICAL
 TR TO BE REPAIRED
 WF WOOD FENCE
 HMF HORIZONTAL WOOD FENCE
 CLF CHAIN LINK FENCE
 BMF BARBED WIRE FENCE
 SF SPLIT RAIL FENCE
 P/A PLANTING AREA
 MT MULTIPLE TRUNK
 DOG UNMULCHED DECIDUOUS

PROPOSED STORM SYMBOLS
 SYMBOL DESCRIPTION
 * TYPE 1 CATCH BASIN, CATCHED LIQ
 * TYPE 1 CATCH BASIN, BARRIED LIQ
 * TYPE 2 CATCH BASIN, BARRIED LIQ
 * TYPE 2 CATCH BASIN, SOLID LIQ
 * BEARING MANHOLE COVER
 * SQUARE YARD DRAIN
 * ROUND YARD DRAIN
 * STORM CLEAN OUT
 * STORM PIPE
 * COP COMPOUND COPOLYMER PIPE
 * RCP REINFORCED CONCRETE PIPE

PROPOSED SEWER SYMBOLS
 SYMBOL DESCRIPTION
 * SEWER CAP
 * SEWER CLEANOUT
 * SEWER MANHOLE
 * SEWER PIPE

PROPOSED WATER SYMBOLS
 SYMBOL DESCRIPTION
 * WATER CAP
 * CONCRETE BLOCKING
 * BUTTERFLY VALVE
 * 11 BOND
 * 45 BOND
 * 90 BOND
 * 27 BOND
 * VALVE
 * WROUGHT IRON VALVE
 * BLOW-OFF VALVE
 * REDUCER
 * AIR-LOCK ASSEMBLY
 * WATER METER
 * WATER PIPE

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
| | | |
| | | |
| | | |

LDC
 THE CITY ENGINEERING GROUP
 14201 NE 200TH ST #100 WOODINVILLE, WA 98072
 WWW.LDCORP.COM

PULTE GROUP
MARINWOOD
 OFF-SITE SIDEWALK EXHIBIT

| | |
|-------------|-------------|
| DATE | 15-7-15 |
| ISSUED BY | 131796-1-15 |
| DESIGNED BY | MMW |
| DRAWN BY | BLM |
| CHECKED BY | 6-22-15 |
| SCALE | AS NOTED |
| APPROVED BY | KIRKLAND |

EX-01
 SHEET 1 OF 1

CITY OF KIRKLAND
 Hearing Examiner Exhibit

Applicant _____
 Department _____
 Public _____

FILE # 2015-14-0187, 2015-14-0188

H

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NOTES
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 2. THE CITY OF KIRKLAND PUBLIC WORKS INSPECTION REQUEST PHONE NUMBER IS (425) 587-3855.

EARTHWORK QUANTITIES
 CUT: 40,000 CY
 FILL: 25,000 CY
 NET: 15,000 CY (CUT)

Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Unless Underground Location Center

Applicant
 Department
 Public
 FILE # 50314-01891, 20114-01888

I



Universal Land

SINCE 1962



P.O. BOX 329 - 20306 144TH AVE. N.E. - WOODINVILLE, WA 98072
 PHONE (425) 483-6200 FAX (425) 485-3186
 UNIVELC159RL

COST ESTIMATE FORM

Project Name: Moore Frontage Improvements
Street Location: 136th Ave Ne
Municipality: Kirkland
Developer: Pulte Group
Engineer: LDC
Contractor: Universal Land Construction Company

Date: May 19, 2015
No. of Lots: 0
Acreage: NA
Sales Tax Rate: 9.50%
Our Job No.: NA

HARD COSTS

| ITEM DESCRIPTION | ESTIMATED BUDGET |
|-------------------------------------|------------------|
| MOBILIZATION | \$5,475 |
| CLEARING/GRADING/EARTHWORK (PUBLIC) | \$26,658 |
| EROSION CONTROL | \$6,187 |
| PUBLIC ROADWAY IMPROVEMENTS | \$52,480 |
| PRIVATE DRIVEWAY IMPROVEMENTS | \$5,806 |
| Subtotal Hard Costs | \$96,605 |

| | | |
|-----------------------|-----------|----------------|
| US CONTINGENCY | 5% | \$4,830 |
|-----------------------|-----------|----------------|

| | |
|---|------------------|
| GRAND TOTAL HARD COSTS + CONTINGENCY | \$101,436 |
|---|------------------|

HARD COSTS

| MOBILIZATION | | | | |
|--|-------------|------------|--------|-----------------|
| DESCRIPTION | UNIT | UNIT COST | BUDGET | |
| | | | QTY | TOTAL |
| Mobilization | LS | \$5,000.00 | 1 | \$5,000 |
| SUBTOTAL: GENERAL CONDITIONS (PRIVATE) | | | | \$5,000 |
| PLUS TAX | 9.5% | | | \$475 |
| TOTAL: GENERAL CONDITIONS (PRIVATE) | | | | \$5,475 |
| CLEARING/GRADING/EARTHWORK (PUBLIC) | | | | |
| DESCRIPTION | UNIT | UNIT COST | BUDGET | |
| | | | QTY | TOTAL |
| Clear/Grub | SF | \$2.25 | 4000 | \$9,000 |
| Strip Topsoil | BCY | \$8.00 | 150 | \$1,200 |
| Traffic Control (per 2 person crew) | HR | \$110.00 | 20 | \$2,200 |
| Import Gravel Borrow - includes placement | TON | \$25.25 | 390 | \$9,848 |
| Dispose of Excess Topsoil Off Site | TCY | \$21.00 | 210 | \$4,410 |
| SUBTOTAL: CLEARING/GRADING/EARTHWORK (PUBLIC) | | | | \$26,658 |
| US TAX | 9.5% | | | N/A |
| TOTAL: CLEARING/GRADING/EARTHWORK (PUBLIC) | | | | \$26,658 |
| EROSION CONTROL | | | | |

| DESCRIPTION | UNIT | UNIT COST | BUDGET | |
|--|-------------|------------|--------|----------------|
| | | | QTY | TOTAL |
| Anti Silt Fence - install & remove | LF | \$6.50 | 300 | \$1,950 |
| Hydroseeding/Erosion Protection | LS | \$1,450.00 | 1 | \$1,450 |
| Straw Bales Hand Spread | EA | \$35.00 | 25 | \$875 |
| Temporary Catch Basin Protection (silt-sacs) | EA | \$125.00 | 1 | \$125 |
| Street Cleaning (budgeted hours) | HR | \$125.00 | 10 | \$1,250 |
| SUBTOTAL: EROSION CONTROL (ON SITE) | | | | \$5,650 |
| PLUS TAX | 9.5% | | | \$537 |
| TOTAL: EROSION CONTROL (ON SITE) | | | | \$6,187 |

PUBLIC ROADWAY IMPROVEMENTS

| DESCRIPTION | UNIT | UNIT COST | BUDGET | |
|--|-------------|------------|--------|-----------------|
| | | | QTY | TOTAL |
| Fine Grade Curbs and Backfill | LF | \$5.00 | 300 | \$1,500 |
| 18" Concrete Curb and Gutter (vertical) | LF | \$15.25 | 300 | \$4,575 |
| Fine Grade Sidewalk and Backfill | SY | \$5.85 | 200 | \$1,170 |
| Concrete Sidewalk (4-inch thick) | SY | \$33.00 | 200 | \$6,600 |
| Driveways (6-inch thick) (include sidewalk and planter strip in measurement) | SY | \$46.00 | 40 | \$1,840 |
| Saw cutting and Removal | LF | \$5.00 | 310 | \$1,550 |
| Compact and Fine Grade Road Subgrade (to back of curbs) | SY | \$3.25 | 175 | \$569 |
| Import Gravel Borrow - includes placement | TON | \$25.25 | 330 | \$8,333 |
| 3" HMA Paving (Class B) | SY | \$20.50 | 175 | \$3,588 |
| 3" Asphalt Treated Base (ATB) | SY | \$17.85 | 175 | \$3,124 |
| 2" HMA - AC Overlay with Edge Grinding | SY | \$31.95 | 350 | \$11,183 |
| Backfill Planter | SF | \$0.60 | 1500 | \$900 |
| Striping/Channelization Marking | LS | \$2,000.00 | 1 | \$2,000 |
| Relocate Street Signs | LS | \$200.00 | 1 | \$200 |
| Traffic Control (per 2 person crew) | HR | \$110.00 | 40 | \$4,400 |
| Raise Existing Sewer Casting to ATB Grade | EA | \$475.00 | 1 | \$475 |
| Raise Existing Sewer Casting to FINAL Grade | EA | \$475.00 | 1 | \$475 |
| SUBTOTAL: PUBLIC ROADWAY IMPROVEMENTS (ON SITE) | | | | \$52,480 |
| PLUS TAX | 9.5% | | | N/A |
| TOTAL: PUBLIC ROADWAY IMPROVEMENTS (ON SITE) | | | | \$52,480 |

PRIVATE DRIVEWAY IMPROVEMENTS

| DESCRIPTION | UNIT | UNIT COST | BUDGET | |
|---|-------------|-----------|--------|----------------|
| | | | QTY | TOTAL |
| Import Crushed Rock - includes placement | TON | \$25.25 | 210 | \$5,303 |
| SUBTOTAL: PRIVATE ROADWAY IMPROVEMENTS (ON SITE) | | | | \$5,303 |
| PLUS TAX | 9.5% | | | \$504 |
| TOTAL: PRIVATE ROADWAY IMPROVEMENTS (ON SITE) | | | | \$5,806 |

TERMS AND CONDITIONS

STAKING AND SOILS TESTING: All survey and soils compaction testing by owner.

PERMITS, FEES AND BONDS: All permits fees and bonds by owner.

EXISTING UTILITIES: No costs have been included herein for relocating any existing utilities (overhead power, signal, buried gas, phone, cable, water services, etc.) along project limits. Costs to relocate existing utilities by owner.

WATER QUALITY: Universal Land has included customary costs associated with installing and maintaining erosion BMP's shown on the drawings for up to 2 months from notice to proceed. Costs associated with chemical treatment, pumping, etc. to satisfy DOE standards are not included.

WATER QUALITY MONITORING/REPORTING: All erosion monitoring/reporting to satisfy DOE reporting requirements is excluded.

ACTIVE SOILS: This estimate is based on utilizing native soils and does not include import/export beyond quantities extended herein.

IMPORT / EXPORT: Grading estimate is based on 12" stripping depth. Soil conditions may require a combination of over-excavation, soil conditioning, import or export beyond the quantities extended in this proposal.

ROCK EXCAVATION: Costs associated with rock excavation or required processing are not included.

HAZARDOUS MATERIALS: No costs have been included in our estimate for handling and/or disposing of any hazardous materials.

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid



| | |
|-----------|-------|
| Date | Bid # |
| 5/13/2015 | 4133 |

Pulte Group - 1022
 PO BOX 3660
 Portland, OR 97208

| |
|----------------------------|
| Project |
| Moore Property (MARINWOOD) |

| Description | Qty | Rate | Total |
|--|-------|--------|-----------|
| Moore Property - Kirkland WA - Plans dated 9/29 | | | |
| Parks, and Common Spaces - | | | |
| Autumn Brilliance Serviceberry - 1" cal / 8-10' | 25 | 225.00 | 5,625.00T |
| Hogan Cedar - 6-8' | 4 | 90.00 | 360.00T |
| Douglas Fir - 6-8' | 66 | 90.00 | 5,940.00T |
| Pacific Wax Myrtle - 30" | 48 | 28.50 | 1,368.00T |
| Compact Strawberry Tree - 30" | 14 | 28.50 | 399.00T |
| Arctic Fire Redtwig Dogwood - 18-24" | 47 | 28.50 | 1,339.50T |
| Red Flowering Currant - 30" | 23 | 28.50 | 655.50T |
| Compact Oregon Grape - 18-24" | 19 | 28.50 | 541.50T |
| Snowberry - 15-18" | 107 | 18.50 | 1,979.50T |
| Blue Oat Grass - 2 gal | 84 | 18.50 | 1,554.00T |
| Flame Grass - 2 gal | 8 | 18.50 | 148.00T |
| Emerald Green Arborvitae - 5-6' | 14 | 75.00 | 1,050.00T |
| ~ Shown on plans but not on plant legend - type and size are assumed | | | |
| Autumn Joy Stone Crop - 1 gal @ 18" oc | 28 | 9.75 | 273.00T |
| Native Planting Mix | 675 | 9.00 | 6,075.00T |
| ~ Kinnikinnick - 1 gal @ 18" oc | | | |
| ~ Creeping Mahonia - 1 gal @ 24" oc | | | |
| ~ Salal - 1 gal @ 24" oc | | | |
| Sod (per square foot) | 7,997 | 0.58 | 4,638.26T |
| Topsoil (per yard) @ 4" | 99 | 34.50 | 3,415.50T |

| |
|-------------------------|
| Sales Tax (9.5%) |
| Total |

| | |
|---------------|---------------|
| Phone # | Fax # |
| (360)691-1810 | (360)691-1819 |

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid



| | |
|-----------|-------|
| Date | Bid # |
| 5/13/2015 | 4133 |

Pulte Group - 1022
 PO BOX 3660
 Portland, OR 97208

| |
|----------------|
| Project |
| Moore Property |

| Description | Qty | Rate | Total |
|--|--------|-----------|------------|
| Topsoil (per yard) @ 6" *9172 sf | 170 | 34.50 | 5,865.00T |
| Bark - (per yard) @ 3" *9172 sf | 85 | 48.00 | 4,080.00T |
| Topsoil (per yard) Hydroseed Area 45,519 sf | 562 | 34.50 | 19,389.00T |
| Hydroseed (per square foot) | 45,519 | 0.15 | 6,827.85T |
| Bocce Lawn *2436 sf | | 24,136.00 | 24,136.00T |
| Bench | 3 | 1,200.00 | 3,600.00T |
| Picnic Table | 3 | 2,200.00 | 6,600.00T |
| Play Structure | 1 | 25,000.00 | 25,000.00T |
| Play Chips (per yard) @ 12" compacted | 26 | 62.00 | 1,612.00T |
| ~ Assumes concrete curbing around play area - done by others | | | |
| Ledgestone Steps (per step) | 19 | 1,200.00 | 22,800.00T |
| Decomposed Gravel (per yard) @ 6" compacted to 4" (assumed) * Total of 647 sf | | 2,000.00 | 2,000.00T |
| ~ Pathway to Bocce Lawn - 398 sf | | | |
| ~ Overlook Seating Area - 249 sf | | | |
| Tree Stakes & Fertilizer - 3 stakes per tree | 480 | 5.25 | 2,520.00T |
| Concrete Path in Tot lot area park | 900 | 13.50 | 12,150.00T |
| Concrete steps | | 8,000.00 | 8,000.00T |
| Concrete Seat Wall | | 3,500.00 | 3,500.00T |
| Concrete curbing by Overlook Seating Areas | 30 | 33.50 | 1,005.00T |
| 4' Chain Link Fence (per lineal foot) at park with Play structure (not shown on plan, but budgeting) | 263 | 31.63 | 8,318.69T |
| Trellis (not shown on plan, but budgeting) | 2 | 8,500.00 | 17,000.00T |
| Dog waste station | 2 | 2,255.00 | 4,510.00T |
| Irrigation | 1 | 45,000.00 | 45,000.00T |

| |
|-------------------------|
| Sales Tax (9.5%) |
| Total |

| | |
|---------------|---------------|
| Phone # | Fax # |
| (360)691-1810 | (360)691-1819 |

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid



| | |
|-----------|-------|
| Date | Bid # |
| 5/13/2015 | 4133 |

Pulte Group - 1022
 PO BOX 3660
 Portland, OR 97208

| |
|----------------|
| Project |
| Moore Property |

| Description | Qty | Rate | Total |
|---|-----|------|-------|
| Exclusions- - 42" Fence / Guardrail - ROW - Terraced Rockery - Any Retaining Walls and/or Rockeries - Monuments - Maintenance & Removal of Invasive Species (can be performed at a rate of \$35/hr+ Dump Fees) - Watering - Any deviation of quantities on this bid can be billed at its per unit cost as listed - Rock Raking, Straw Removal, or Trash Pick up for prep of site is billed out at \$35 per hour. - All Grades must provide adequate drainage prior to installation of landscaping. - All subgrades must be clear of vegetation and rocks prior to installation. - French Drains or Catch Basins - This estimate was provided for budget purposes. Prices are subject to change. - All prices valid for 30 days. | | | 0.00 |

| | |
|-------------------------|---------------------|
| Sales Tax (9.5%) | \$24,631.15 |
| Total | \$283,906.45 |

| | |
|---------------|---------------|
| Phone # | Fax # |
| (360)691-1810 | (360)691-1819 |

Signature of Acceptance _____

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid



| | |
|-----------|-------|
| Date | Bid # |
| 5/13/2015 | 4132 |

Pulte Group - 1022
 PO BOX 3660
 Portland, OR 97208

| |
|----------------|
| Project |
| Vintner Place |

| Description | Qty | Rate | Total |
|--|--------|-----------|------------|
| Vintners Place - Draft Landscape Plans dated 1/9/15 | | | |
| Parks, and Common Spaces - | | | |
| Shrubs, perennials and groundcover (per sf) (No centers listed, assuming plantings every 24" at \$8.50 a plant | 25,195 | 2.16 | 54,421.20T |
| Low growing berry bushes and other edible shrubs - 6' max | 14 | 42.00 | 588.00T |
| Sod (per square foot) | 40,432 | 0.58 | 23,450.56T |
| Topsoil (per yard) @ 6" for planting areas | 467 | 34.50 | 16,111.50T |
| Topsoil (per yard) @ 4" for lawn areas | 502 | 34.50 | 17,319.00T |
| Bark - (per yard) @ 2" | 250 | 48.00 | 12,000.00T |
| Gravel Path (per yard) @ 4" | 19 | 58.00 | 1,102.00T |
| Bocce Court (per sf) 987 sq ft | | 8,500.00 | 8,500.00T |
| 6' x 10' Raised Planter Beds | 10 | 3,500.00 | 35,000.00T |
| Compost Bins | 3 | 350.00 | 1,050.00T |
| Timber Edging for Play Area (per lineal foot) ~ Assumes 4"x12" PT | 106 | 25.00 | 2,650.00T |
| Play Chips (per yard) @ 12" compacted | 40 | 62.00 | 2,480.00T |
| Play Station | 1 | 22,000.00 | 22,000.00T |
| Swing Set | 1 | 9,500.00 | 9,500.00T |
| Picnic Table | 3 | 2,200.00 | 6,600.00T |
| Bench | 12 | 1,600.00 | 19,200.00T |
| Trellis | 2 | 8,500.00 | 17,000.00T |
| Public Access Sign | 8 | 180.00 | 1,440.00T |
| Dog Waste Sign | 2 | 225.00 | 450.00T |

Sales Tax (9.5%)

Total

| | |
|---------------|---------------|
| Phone # | Fax # |
| (360)691-1810 | (360)691-1819 |

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252



Bid

| | |
|-----------|-------|
| Date | Bid # |
| 5/13/2015 | 4132 |

Pulte Group - 1022
 PO BOX 3660
 Portland, OR 97208

| |
|----------------|
| Project |
| Vintner Place |

| Description | Qty | Rate | Total |
|---|-----|-----------|------------|
| 4' Horizontal Wooden Fence (per lineal foot) | 170 | 66.24 | 11,260.80T |
| 4' Chain Link Fence (per lineal foot) | 660 | 31.63 | 20,875.80T |
| 4' Chain Link Gate | 4 | 258.75 | 1,035.00T |
| Tree Stakes & Fertilizer ~ Assumes 2 stakes per tree | 140 | 7.50 | 1,050.00T |
| Irrigation | | 35,000.00 | 35,000.00T |
| Sub-Total of Parks and Common Spaces | | | 320,083.86 |
| Sales Tax (9.5%) | | | |
| Total | | | |

| | |
|---------------|---------------|
| Phone # | Fax # |
| (360)691-1810 | (360)691-1819 |

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252



Bid

| | |
|-----------|-------|
| Date | Bid # |
| 5/13/2015 | 4132 |

Pulte Group - 1022
 PO BOX 3660
 Portland, OR 97208

| |
|----------------|
| Project |
| Vintner Place |

| Description | Qty | Rate | Total |
|---|-----|------|---------------------|
| Exclusions- - Hose Bib by Raised Beds - ROW Landscaping - Concrete Pathways - Temporary Shed - Water Meter - Power to Irrigation Controller - Monuments - Maintenance & Removal of Invasive Species (can be performed at a rate of \$35/hr+ Dump Fees) - Watering - Any deviation of quantities on this bid can be billed at its per unit cost as listed - Rock Raking, Straw Removal, or Trash Pick up for prep of site is billed out at \$35 per hour. - All Grades must provide adequate drainage prior to installation of landscaping. - All subgrades must be clear of vegetation and rocks prior to installation. - French Drains or Catch Basins - This bid was created for budgeting purpose, and pricing is subject to change. - All prices valid for 30 days. | | | 0.00 |
| Sales Tax (9.5%) | | | \$30,407.97 |
| Total | | | \$350,491.83 |

| | |
|---------------|---------------|
| Phone # | Fax # |
| (360)691-1810 | (360)691-1819 |

Signature of Acceptance _____

RESOLUTION R-5193

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE SUBDIVISION AND FINAL PLAT OF MARINWOOD BEING DEPARTMENT OF PLANNING AND BUILDING FILE NO. SUB14-01891 AND SETTING FORTH CONDITIONS TO WHICH SUCH SUBDIVISION AND FINAL PLAT SHALL BE SUBJECT.

1 WHEREAS, a subdivision and preliminary plat of Marinwood was
2 approved by the City Council on August 3, 2015; and
3

4 WHEREAS, thereafter the Department of Planning and Building
5 received an application for approval of subdivision and final plat, said
6 application having been made by Steve Anderson of LDC representing
7 the Pulte Group, the owner of the real property described in said
8 application, which property is within a Residential Single Family RSA 6
9 zone; and
10

11 WHEREAS, pursuant to the City of Kirkland's Concurrency
12 Management System, KMC Title 25, a concurrency application has been
13 submitted to the City of Kirkland, reviewed by the responsible Public
14 Works official, the concurrency test has been passed, and a concurrency
15 test notice issued; and
16

17 WHEREAS, pursuant to the State Environmental Policy Act, RCW
18 43.21C and the Administrative Guideline and local ordinance adopted to
19 implement it, an environmental checklist has been submitted to the City
20 of Kirkland, reviewed by the responsible official of the City of Kirkland,
21 and a negative determination reached; and
22

23 WHEREAS, said environmental checklist and determination have
24 been made available and accompanied the application throughout the
25 entire review process; and
26

27 WHEREAS, the Director of the Department of Planning and
28 Building did make certain Findings, Conclusions and Recommendations
29 and did recommend approval of the subdivision and the final plat,
30 subject to specific conditions set forth in said recommendation; and
31

32 WHEREAS, the City Council, in regular meeting, did consider the
33 environmental documents received from the responsible official,
34 together with the recommendation of the Planning Commission.
35

36 NOW, THEREFORE, be it resolved by the City Council of the City
37 of Kirkland as follows:
38

39 Section 1. The Findings, Conclusions and Recommendations of
40 the Director of the Department of Planning and Building, filed in
41 Department of Planning and Building File No. SUB14-01891, are adopted
42 by the Kirkland City Council as though fully set forth herein.
43

44 Section 2. Approval of the subdivision and the final plat of
45 Marinwood is subject to the applicant's compliance with the conditions

46 set forth in the recommendations hereinabove adopted by the City
47 Council.

48
49 Section 3. Nothing in this resolution shall be construed as
50 excusing the applicant from compliance with all federal, state or local
51 statutes, ordinances or regulations applicable to this subdivision, other
52 than as expressly set forth herein.

53
54 Section 4. A copy of this resolution, along with the Findings,
55 Conclusions and Recommendations hereinabove adopted shall be
56 delivered to the applicant.

57
58 Section 5. A completed copy of this resolution, including Findings,
59 Conclusions and Recommendations adopted by reference, shall be
60 certified by the City Clerk who shall then forward the certified copy to
61 the King County Department of Assessments.

62
63 Passed by majority vote of the Kirkland City Council in open
64 meeting this ____ day of ____, 2016.

65
66 Signed in authentication thereof this ____ day of ____, 2016.

DEPUTY MAYOR

Attest:

City Clerk



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3600 - www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager
From: Eric Shields AICP, Planning Director
Date: April 1, 2016
Subject: Ratification of Countywide Planning Policy; File No.PLN16-00665

RECOMMENDATION

Adopt the attached resolution ratifying an amendment to the Countywide Planning Policies approved by Metropolitan King County Council Ordinance 18256. Approval of the consent calendar will adopt the resolution.

BACKGROUND DISCUSSION

On March 14, 2016 the Metropolitan King County Council adopted Ordinance 18256 approving an amendment to King County Countywide Planning Policies (CPP's) and ratifying the CPP's on behalf of unincorporated King County.

The amendment adds to existing Policy H-8 to clarify that jurisdictions may include mandatory programs among the strategies to promote affordable housing. The amendment was requested by the City of Seattle to reinforce its potential use of mandatory programs. As the Council is aware, Kirkland already uses a mandatory program so the amendment will help to reinforce it. Following is the amendment in its entirety:

H-8 Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strength and challenges of different cities and sub-regions.
Jurisdictions may consider a full range of programs, from optional to mandatory, that will assist in meeting the jurisdiction's share of the countywide need for affordable housing.

The amendment was recommended for approval by the Growth Management Planning Council by Motion 15-2 on November 6, 2015.

The ordinance adopting the amendment became effective on March 27, 2016. As established by Policy G-1 of the CPPs, CPP amendments become effective if and when they are ratified by at least 30 percent of city and county governments representing at least 70 percent of the population of King County. A city will be counted as ratifying an amendment unless it formally disapproves it within 90 days of adoption – in this case by June 25, 2016.

Attachments:

1. Transmittal letter
2. King County signature report for O-18256
3. GMPC motion 15-2
4. King County staff report



King County

March 25, 2016

The Honorable Amy Walen
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033-6189

Dear Mayor Walen:

We are pleased to forward for your consideration and ratification the enclosed amendment to the King County Countywide Planning Policies (CPP).

On March 14, 2016, the Metropolitan King County Council approved and ratified the amendment on behalf of unincorporated King County. The ordinance will become effective Sunday, March 27, 2016. Copies of the transmittal letter, King County Council staff report, ordinance and Growth Management Planning Council motion are enclosed to assist you in your review of this amendment.

In accordance with the CPP, G-1, amendments become effective when ratified by ordinance or resolution by at least 30 percent of the city and county governments representing 70 percent of the population of King County according to the interlocal agreement. A city will be deemed to have ratified the CPP and amendments unless, within 90 days of adoption by King County, the city takes legislative action to disapprove the amendments. **Please note that the 90-day deadline for these amendments is Saturday, June 25, 2016.**

If you adopt any legislation concerning this action, please send a copy of the legislation by the close of business, Friday, June 24, 2016, to Anne Noris, Clerk of the Council, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, WA 98104.

If you have any questions about the amendments or ratification process, please contact Karen Wolf, Senior Strategy and Performance Analyst, King County

Executive's Office, at 206 263-9649, or Christine Jensen, Metropolitan King County Council Staff, at 206 477-5702.

Thank you for your prompt attention to this matter.

Sincerely,



Joe McDermott, Chair
Metropolitan King County Council

Dow Constantine
King County Executive

Enclosures

cc: King County City Planning Directors
Sound Cities Association
Lauren Smith, Director, Regional Planning
Karen Wolf, Senior Strategy and Performance Analyst
Christine Jensen, Council Staff, Transportation, Environment and Economy
Committee (TREE)



KING COUNTY
Signature Report

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

March 15, 2016

Ordinance 18256

Proposed No. 2016-0101.1

Sponsors Dembowski

1 AN ORDINANCE adopting and ratifying Growth
2 Management Planning Council Motion 15-2.

3 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

4 SECTION 1. Findings:

5 A. Growth Management Planning Council Motion 15-2 recommends that policy
6 H-8 in the 2012 King County Countywide Planning Policies be amended to address
7 strategies for affordable housing.

8 B. On November 6, 2015, the Growth Management Planning Council
9 overwhelmingly adopted Motion 15-2, which recommends the 2012 King County
10 Countywide Planning Policies be amended to add new language to policy H-8 to reflect
11 the full range of programs, from optional to mandatory, that could assist a jurisdiction in
12 meeting their share of the countywide need for affordable housing.

13 SECTION 2. The amendment to the 2012 King County Countywide Planning

Ordinance 18256

14 Policies, as shown in Attachment A to this ordinance, is hereby adopted by King County
15 and ratified on behalf of the population of unincorporated King County.
16

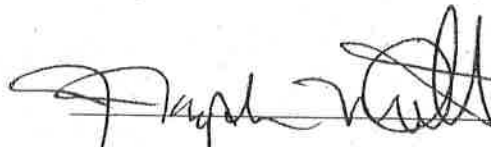
Ordinance 18256 was introduced on 2/8/2016 and passed by the Metropolitan King County Council on 3/14/2016, by the following vote:

Yes: 9 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr. Dunn, Mr. McDermott, Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles and Ms. Balducci

No: 0

Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

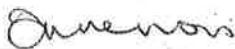


J. Joseph McDermott, Chair

2016 MAR 17 PM 3:49
KING COUNTY COUNCIL
CLERK

RECEIVED

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 17th day of March, 2016



← Dow Constantine, County Executive

Attachments: A. GMPC Motion 15-2

2016-101
ATTACHMENT A

11/6/15

Sponsored By: Executive Committee

GMPC MOTION NO. 15-2

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42

A MOTION amending the 2012 King County Countywide Planning Policies; addressing strategies for providing affordable housing.

WHEREAS, The Growth Management Planning Council (GMPC) developed policies for the Countywide Planning Policies (CPPs) that revised the method for defining housing need in the county and for allocating responsibility among jurisdictions to identify and address local housing needs; and

WHEREAS, recent, rapid growth in the county has exacerbated the shortage of affordable housing; and

WHEREAS the GMPC at its September 24, 2014 meeting heard presentations about the complex mixes of funding sources required to support each rent-restricted housing project; and

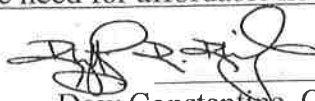
WHEREAS, during discussion of climate change at the GMPC's July 22, 2015 meeting, it was noted that providing affordable housing near employment centers or near high-capacity transit can make it easier for workers in low-income households to commute to work without driving a car and without adding greenhouse gases to the atmosphere; and

WHEREAS, a presentation to GMPC at its November 6, 2015 meeting highlighted various tools and programs local governments can use to increase the supply of housing affordable to very low, low and moderate-income households; and

WHEREAS, currently the CPPs do not expressly encourage jurisdictions to consider the full range of tools available for producing affordable housing;

NOW THEREFORE BE IT RESOLVED that the Growth Management Planning Council of King County hereby recommends that the 2012 King County Countywide Planning Policies be amended as follows:

H-8 Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions. Jurisdictions may consider a full range of programs, from optional to mandatory, that will assist in meeting the jurisdiction's share of the countywide need for affordable housing.


Dwight R. Dively for Dow Constantine
Dow Constantine, Chair, Growth Management Planning Council



King County

Metropolitan King County Council Transportation, Economy and Environment Committee

STAFF REPORT

| | | | |
|----------------------|-----------|--------------|------------------|
| Agenda Item: | 7 | Name: | Christine Jensen |
| Proposed No.: | 2016-0101 | Date: | March 1, 2016 |

SUBJECT

A proposed ordinance adopting and ratifying Growth Management Planning Council Motion 15-2, which recommends amending Countywide Planning Policy H-8, regarding affordable housing in King County.

SUMMARY

Proposed Ordinance 2016-0101 would amend policy H-8 in the King County Countywide Planning Policies (CPPs) to more clearly state the existing range of programs, from optional to mandatory, available for jurisdictions to consider using to address affordable housing needs. There would be no new required actions for jurisdictions as a result of the proposed policy change, and jurisdictions would continue to choose which programs work for their local circumstances.

If adopted by the Council, the ordinance would ratify the change on behalf of the population of unincorporated King County and begin the CPP ratification process by the cities.

BACKGROUND

The GMPC is a formal body comprised of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, and special purpose districts. The GMPC was created in 1992 by interlocal agreement¹ in response to a provision in the Washington State Growth Management Act (GMA) requiring cities and counties to work together to adopt CPPs.² Under the GMA, the CPPs serve as the framework for each local jurisdiction's comprehensive plan, which ensures countywide consistency with respect to land use planning efforts.

As provided for in the interlocal agreement, the GMPC developed and recommended the original CPPs, which were adopted by the King County Council³ and ratified by the cities in 1992. Subsequent amendments to the CPPs follow the same adoption

¹ Motion 8733

² RCW 36.70A.210

³ Ordinance 10450

process, which is now outlined in CPP G-1⁴ and includes: recommendation by the GMPC, adoption by the King County Council, and ratification by the cities. Amendments to the CPPs become effective when ratified by ordinance or resolution by at least 30 percent of the city and county governments representing at least 70 percent of the population of King County. A city shall be deemed to have ratified an amendment to the CPPs unless the city disapproves it by legislative action within 90 days of adoption by King County.

ANALYSIS

GMPC Motion 15-2

Proposed Ordinance 2016-0101 would adopt and ratify GMPC Motion 15-2, which recommends amending policy H-8 to more clearly state the existing range of programs available for jurisdictions to consider using to address affordable housing needs. The proposed change is as follows:

“H-8 Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions. Jurisdictions may consider a full range of programs, from optional to mandatory, that will assist in meeting the jurisdiction’s share of the countywide need for affordable housing.”

A reference to “mandatory” affordable housing programs is proposed to be included in the policy, which is not specifically called out in the CPPs currently. However, this language is consistent with current range of resources available to jurisdictions, including: 1) the existing affordable housing requirements in the CPPs, and 2) the current PSRC affordable housing toolkit, which is referenced in the CPPs. Additionally, the proposed policy change includes the words “may consider,” which does not require the use of mandatory programs. If the amended H-8 is adopted, jurisdictions would continue to choose which programs work for their local circumstances.

Jurisdiction’s Share of Affordable Housing

The proposed language also includes a reference to a “jurisdiction’s share” of the countywide need for affordable housing, which is consistent with other language currently in the CPPs, such as in policy H-18. It is worth noting that there are no specific jurisdictional affordable housing targets adopted in the CPPs at this time; there are only countywide targets, which were added to the CPPs in 2012:⁵

“H-1 Address the countywide need for housing affordable to households with moderate, low and very-low incomes, including those with special needs. The countywide need for housing by percentage of Area Median Income (AMI) is:

50-80% of AMI (moderate) 16% of total housing supply

30-50% of AMI (low) 12% of total housing supply

30% and below AMI (very-low) 12% of total housing supply.”

⁴ 2012 King County Countywide Planning Policies, as amended:

<http://www.kingcounty.gov/property/permits/codes/growth/GMPC/CPPs.aspx>

⁵ Ordinance 17486

The intent of only having countywide targets was to acknowledge that different jurisdictions play different roles in meeting the overall countywide needs, such as that some jurisdictions may focus on needing to preserve existing affordable housing while others may need to focus on creating new affordable housing. There have been no proposals to change the countywide approach since its adoption.

GMPC action

On November 6, 2015, the GMPC adopted Motion 15-2, which is a non-binding recommendation to the County Council to adopt an amendment to policy H-8. Consistent with CPP adoption requirements, Proposed Ordinance 2016-0101 forwards this GMPC recommendation to the County Council for consideration and possible approval. If adopted by the Council, the ordinance would ratify the change on behalf of the population of unincorporated King County and begin the ratification process by the cities.

There is no deadline for Council action on the proposed CPP amendment.

ATTACHMENTS

1. Proposed Ordinance 2016-0101
2. Transmittal Letter
3. Fiscal Note

INVITED

1. Karen Wolf, Senior Policy Analyst, Office of Performance, Strategy and Budget


King County
Dow Constantine

King County Executive
 401 Fifth Avenue, Suite 800
 Seattle, WA 98104-1818
206-263-9600 Fax 206-296-0194
 TTY Relay: 711
 www.kingcounty.gov

RECEIVED

2016 JAN 29 PM 3:55

 CLERK
 KING COUNTY COUNCIL

January 27, 2016

The Honorable Joe McDermott
 Chair, King County Council
 Room 1200
 COURTHOUSE

2016-101

Dear Councilmember McDermott:

This letter transmits an ordinance that will enable King County to amend the King County Countywide Planning Policies (CPPs) so that jurisdictions can consider more programs to address affordable housing, as recommended by the Growth Management Planning Council (GMPC.)

This ordinance transmits GMPC Motion 15-2 that was overwhelmingly approved by the GMPC on November 6, 2015. The ordinance adopts and ratifies the GMPC motion on behalf of unincorporated King County.

Motion 15-2 amends Policy H-8 to clarify that jurisdictions can consider a full range of programs, including both optional and mandatory, to assist them in meeting their share of the countywide need for affordable housing.

This ordinance integrates the goals of the King County Strategic Plan by recognizing the role of land use planning in shaping environmentally sustainable and economically viable future for all people in King County. The County's role in the GMPC fosters the ethic of working together for "One King County" by actively participating in regional organizations and defining King County's role in regional issues.

There are no fiscal impacts to King County government as a result of adoption of this ordinance.

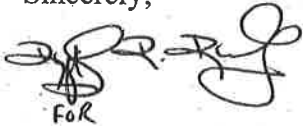
The Honorable Joe McDermott

January 27, 2016

Page 2

If you have any questions, please contact Lauren Smith, Deputy Director for Regional Planning, Office of Performance, Strategy and Budget at 206-263-9606.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dow Constantine'. Below the signature, the letters 'FoR' are written in a smaller font.

Dow Constantine
King County Executive

Enclosures

cc: King County Councilmembers
ATTN: Carolyn Busch, Chief of Staff
Anne Noris, Clerk of the Council
Carrie S. Cihak, Chief of Policy Development, King County Executive Office
Dwight Dively, Director, Office of Performance, Strategy and Budget (PSB)
Lauren Smith, Deputy Director, Regional Planning, PSB

RESOLUTION R-5194

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RATIFYING AMENDMENTS TO THE 2012 KING COUNTY COUNTYWIDE PLANNING POLICIES.

1 WHEREAS, new King County Countywide Planning Policies
2 (CPPs) were adopted by the King County Council in December 2012 and
3 subsequently ratified by King County city governments; and
4

5 WHEREAS, the Growth Management Planning Council (GMPC)
6 was established as a collaborative forum for city and county
7 governments within King County to develop and amend CPPs; and
8

9 WHEREAS, on November 6, 2015 the GMPC adopted Motion 15-
10 2 recommending amendment to the CPPs; and
11

12 WHEREAS, on March 14, 2016, the Metropolitan King County
13 Council adopted Ordinance 18256 approving the amendment to the
14 CPPs recommended by the GMPC; and
15

16 WHEREAS, Policy G-1 of the CPPs establishes a process for
17 amending the CPPs wherein the amendments must be adopted by the
18 Metropolitan King County Council and ratified, within 90 days of
19 adoption by the Metropolitan King County Council, by at least 30 percent
20 of city and county governments representing at least 70 percent of the
21 population of King County; and
22

23 NOW, THEREFORE, be it resolved by the City Council of the City
24 of Kirkland as follows:
25

26 Section 1. The Kirkland City Council hereby ratifies King County
27 Ordinance 18256 amending the King County Countywide Planning
28 Policies. The proposed amendment is as follows:
29

30 H-8 Tailor housing policies and strategies to local needs,
31 conditions and opportunities, recognizing the unique strengths and
32 challenges of different cities and sub-regions. Jurisdictions may
33 consider a full range of programs, from optional to mandatory, that will
34 assist in meeting the jurisdiction's share of the countywide need for
35 affordable housing.
36

37 Passed by majority vote of the Kirkland City Council in open
38 meeting this ____ day of ____, 2016.
39

40 Signed in authentication thereof this ____ day of April, 2016.

DEPUTY MAYOR

Attest:

City Clerk



CITY OF KIRKLAND
Department of Parks & Community Services
505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Michael Cogle, Interim Director

Date: April 19, 2016

Subject: Resolution Authorizing Application to the State of Washington Requesting Matching Grant Funding for Totem Lake Park Development Phase 1

RECOMMENDATION:

That the City Council approves the attached Resolution authorizing staff to submit a grant application to the State of Washington's Recreation and Conservation Office for matching funding for construction of park improvements at Totem Lake Park. The application will be submitted by May 2, 2016. By taking action on this memo during approval of the consent calendar, the City Council is approving the Resolution.

BACKGROUND DISCUSSION:

Staff is requesting that the City Council authorize staff to apply to the Washington Wildlife and Recreation Program (WWRP) grant program to help fund development activities at Totem Lake Park. Development of Totem Lake Park is consistent with the Totem Lake Action Plan and the City's 2015-2016 Work Program.

The State Recreation and Conservation Office (RCO) grant application process requires the applicant to provide a Resolution authorizing the application. RCO offers grants to local communities on a biennial basis. We anticipate application for up to \$500,000 of matching funds for the project, which is the maximum allowed. We currently have \$1,244,000 of City funds allocated in the adopted 2015 – 2020 Capital Improvement Program for this project (CPK0139200).

The first phase of improvements to the park will include a new trail and boardwalk system connecting the park's existing trails to the Cross Kirkland Corridor. Other improvements will include wetland enhancements and environmental interpretive features.

Grant and project timeline:

| | |
|--------------|---|
| May 2, 2016 | Grant application due |
| Fall 2016 | Ranked list of projects announced by RCO |
| January 2017 | Budget authorizing bills developed by State Legislature |
| April 2017 | Governor signs budget bill authorizing release of funding |
| Summer 2017 | Grant contracts are completed and projects can commence |
| Spring 2018 | (if grant awarded) Construction |
| Spring 2019 | Anticipated construction completion |

Resolution R-5195

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AUTHORIZING APPLICATION(S) FOR FUNDING ASSISTANCE FOR WASHINGTON WILDLIFE AND RECREATION PROGRAM (WWRP) PROJECTS TO THE RECREATION AND CONSERVATION FUNDING BOARD AS PROVIDED IN CHAPTER 79A.15 AND 79A.25 REVISED CODE OF WASHINGTON, WASHINGTON ADMINISTRATIVE CODE TITLE 286, AND OTHER APPLICABLE AUTHORITIES.

1 WHEREAS, the City of Kirkland has approved a comprehensive
2 parks and recreation plan that includes development of Totem Lake
3 Park; and
4

5 WHEREAS, under provisions of the WWRP program, state grant
6 assistance is requested to aid in financing the cost of development of
7 Totem Lake Park; and
8

9 WHEREAS, our organization considers it in the best public
10 interest to complete the project described in the application.
11

12 NOW, THEREFORE, be it resolved by the City Council of the City
13 of Kirkland as follows:
14

15 Section 1. The Director of Parks and Community Services is
16 authorized to make formal application to the Recreation and
17 Conservation Office for grant assistance.
18

19 Section 2. Our organization has reviewed the sample project
20 agreement on the Recreation and Conservation Office's web site and
21 authorizes the City Manager to enter into such a project agreement, if
22 funding is awarded. We understand and acknowledge that the project
23 agreement will contain the indemnification (applicable to any sponsor)
24 and waiver of sovereign immunity (applicable to Tribes) and other terms
25 and conditions that are contained in the sample project agreement. The
26 sample project agreement may be revised periodically by the Recreation
27 and Conservation Office. Our organization recognizes that such changes
28 might occur prior to our authorized representative signing the actual
29 project agreement, and we accept the responsibility and the
30 presumption that our authorized representative shall have conferred
31 with us as to any such changes before he/she executes the project
32 agreement on behalf of our organization and so executes with our
33 authorization.
34

35 Section 3. Any grant assistance received will be used for direct
36 eligible and allowable costs that are reasonable and necessary to
37 implement the project referenced above.

38 Section 4. Our organization expects our matching share of
39 project funding will be derived from Real Estate Excise Taxes (REET 1)
40 and Park Impact Fees and that pursuant to WAC 286-13-040 we must
41 certify the availability of match at least one month before funding
42 approval. In addition, our organization understands it is responsible for
43 supporting all non-cash commitments to this project should they not
44 materialize.

45
46 Section 5. We acknowledge that if the Recreation and
47 Conservation Funding Board approves grant assistance for the project,
48 the Recreation and Conservation Office will pay the City of Kirkland on
49 only a reimbursement basis. We understand reimbursement basis
50 means that we will only request payment from the Recreation and
51 Conservation Office after we incur eligible and allowable costs and pay
52 them. The Recreation and Conservation Office may also determine an
53 amount of retainage and hold that amount until the project is complete.
54

55 Section 6. We acknowledge that any property owned by our
56 organization that is developed, renovated or restored with grant
57 assistance must be dedicated for the purpose of the grant in perpetuity
58 after the project is complete unless otherwise provided and agreed to
59 by our organization and the Recreation and Conservation Funding Board
60 in the project agreement or an amendment thereto.
61

62 Section 7. We acknowledge that any property not owned by our
63 organization that is developed, renovated or restored with grant
64 assistance must be dedicated for the purpose of the grant for at least
65 twenty-five (25) years after the project is complete unless otherwise
66 provided and agreed to by our organization and the Recreation and
67 Conservation Funding Board in the project agreement or an amendment
68 thereto.
69

70 Section 8. This resolution becomes part of a formal application
71 to the Recreation and Conservation Office for grant assistance.
72

73 Section 9. The City of Kirkland provided appropriate opportunity
74 for public comment on this application.
75

76 Section 10. The City of Kirkland certifies that this application
77 authorization was properly and lawfully adopted following the
78 requirements of our organization and applicable laws and policies and
79 that the person signing as authorized representative is duly authorized
80 to do so.
81

82 Passed by majority vote of the Kirkland City Council in open
83 meeting this ____ day of _____, 2016.
84

85 Signed in authentication thereof this ____ day of _____,
86 2016.

DEPUTY MAYOR

Attest:

City Clerk



CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: David Godfrey, P.E., Transportation Engineering Manager
Kathy Brown, Public Works Director

Date: April 14, 2016

Subject: LETTER TO SOUND TRANSIT BOARD REGARDING ST3

RECOMMENDATION:

It is recommended that the City Council review, edit, and approve the attached letter addressed to the Sound Transit Board of Directors concerning ST3. The letter, if approved, will serve as the City of Kirkland's public comment on the ST3 Draft System Plan. The letter also responds to a letter dated March 24th, 2016 to Kirkland Mayor Amy Walen from Sound Transit Board Chair Dow Constantine and the three Eastside Board Members.

BACKGROUND DISCUSSION:

The Sound Transit Board released a Draft System Plan for ST3 on March 24. Templates with more technical data were posted on the [ST3 website](#) on March 29. The plan is a 25-year, \$50 billion set of investments.

The Kirkland elements of the Draft System Plan were reviewed in the April 5th, 2016 Kirkland City Council meeting. Additionally, the above-referenced March 24th letter from the Sound Transit Board Chair and Eastside Board Members was reviewed and considered by the City Council. Based on the outcome of its review of the Draft System Plan and the March 24th letter, the City Council authorized its ST3 Ad Hoc Work Group to prepare a draft response letter to the Sound Transit Chair and Eastside Board members for review and approval by the full Council at its April 19, 2016 City Council meeting. The attached draft letter, prepared under the guidance of the ST3 Ad Hoc Work Group, incorporates the feedback and direction received in the April 5th City Council meeting.

April 19, 2016

Sound Transit Board
c/o Board Administrator
401 S. Jackson Street
Seattle, WA 98104-2826

Dear Sound Transit Board;

1 This letter provides the City of Kirkland's response to both the Draft ST 3 System Plan released on March
2 24 by the Sound Transit Board, and the March 24 letter to Kirkland sent by Board Chair Dow Constantine
3 and the three Eastside Board Members.

4
5 We understand and respect the challenge faced by the Sound Transit Board in putting together a regional
6 transit package that must serve the needs of a three-county region. We acknowledge that it is not
7 possible for the Board to fund all the projects requested by the communities in the Sound Transit taxing
8 district. However, we are disappointed that the Sound Transit Board did not support the "light rail with
9 flexibility" project proposed by the City in January linking the Totem Lake Urban Center to Bellevue and
10 the region. Of all the candidate projects that Sound Transit examined over the past ten months, the
11 transit on the CKC is unique in that it is the only project that runs directly through densely populated
12 neighborhoods. Every other HCT project proposed in the draft plan is aligned on main arterials, elevated,
13 or in tunnels. While there are residents that don't want any type of transit on the corridor, there are
14 many residents who recognize the value of the CKC as a dedicated right of way and wish to see it used to
15 improve mobility on the eastside. The "light rail with flexibility" concept fully funds a light rail line to
16 Totem Lake but allows the flexibility for a different mode such as Bus Rapid Transit to be selected after
17 an extensive conversation with the community.

18
19 Kirkland is a smart growth city that has taken the land use actions necessary to create a progressive,
20 transit-friendly city zoned for urban densities. Current and planned growth is dependent on regional
21 transit service. The development is arriving at an overwhelming pace. Google just cut the ribbon on a
22 new building that has doubled the size of its campus. Two massive mixed-use developments, Kirkland
23 Urban and the Totem Lake Mall recently broke ground in 2016. Kirkland has 3600 residential units,
24 350,000 square feet of university expansion, and 1.4 million square feet of commercial development
25 resulting in nearly 4000 jobs in the permit pipeline today. The growth is here and to be sustainable,
26 Kirkland requires regional transit connections.

27
28 With such a compelling case for transit, it is difficult for our Council and our residents to understand why
29 Sound Transit decided not to serve this growth with High Capacity Transit on the Cross Kirkland Corridor.
30 This decision is especially perplexing when significant revenues will be generated by Kirkland over the life
31 of the proposed plan and the current investments proposed by Sound Transit for Kirkland come nowhere
32 near the value of those revenues.

33 It is our hope that the Sound Transit Board will reconsider the level of investment in Kirkland and the
34 Eastside and we therefore offer the following suggested changes to the Draft System Plan:

35
36 **High Capacity Transit on the Cross Kirkland Corridor (CKC)**

37
38 First, and most importantly, Kirkland requests that Sound Transit add High Capacity Transit service on
39 the CKC as our top priority in the final ST 3 System Plan. The Kirkland City Council voted in January in

40 support "light rail with flexibility" on the CKC, with the mode choice to be decided over time after more
41 study and community input. Including High Capacity Transit service on the CKC as "light rail with
42 flexibility" will allow the City of Kirkland to work together with Sound Transit and our residents and
43 businesses to determine the most appropriate type of service for this corridor and our community.
44

45 **HCT Environmental Study from Bothell to Bellevue via Kirkland**

46
47 Kirkland appreciates that Sound Transit included a study of HCT options on the CKC leading to a Record
48 of Decision in the ST 3 draft plan. If no service is provided in the measure, the study does demonstrate
49 Sound Transit's commitment that there should eventually be transit on the corridor. Kirkland requests
50 that the scope of this study also clearly identify light rail on I-405 from Bellevue to Totem Lake as one
51 alternative option to be evaluated.
52

53 In addition, Kirkland also requests that a new study be included in ST 3 that evaluates light rail from
54 Downtown Redmond along Willow's Road and connecting to the Totem Lake Urban Center.
55

56 **NE 85th Street Inline Station on I-405**

57
58 Kirkland wishes to thank the Sound Transit Board for including the inline station at I-405 and NE 85th
59 Street and transit lanes from the station to Downtown Kirkland as we requested. The Sound Transit
60 staff description of this project has transit lanes only extending west from I-405 to Downtown. But the
61 March 24th letter from the Board Chair and the Eastside Board Members states that the transit lanes
62 would continue east towards Redmond, ending at 132nd Ave NE. Kirkland requests that transit lanes
63 extend east along NE 85th as far as is feasible given the constraints of the roadway.

64 Kirkland also requests a significant additional investment in bicycle/pedestrian access funds to the NE 85th
65 Street inline station to ensure safe and convenient access to the transit lanes, to the station access point,
66 and connections to the CKC at NE 85th Street to encourage as many transit riders as possible to access
67 the new station.
68

69 **Totem Lake/Kingsgate Park and Ride**

70
71 Kirkland believes that the Kingsgate Park and Ride is an ideal location for a Transit Oriented Development
72 (TOD). The TOD will be served by the new Bus Rapid Transit on I-405 as well as the nearby Totem Lake
73 Transit Center. The Park and Ride is surrounded by multi-family residences and is near the redeveloping
74 Totem Lake Mall and also Evergreen Health, Kirkland's largest employer. The City is committed to
75 implementing any land-use and regulatory steps necessary to support the TOD development. Therefore
76 Kirkland requests that Sound Transit designate the Kingsgate Park and Ride as a preferred location for a
77 Transit Oriented Development (TOD) and take whatever actions are appropriate to facilitate a TOD
78 project there.
79

80 In addition, there are safety concerns at the existing Sound Transit inline station at NE 128th. Pedestrians
81 and cyclists must cross several busy lanes of traffic to catch Sound Transit and Metro buses. To help
82 make this location much more bicycle and pedestrian friendly, and to bring non-motorized travelers to the
83 transit service, Kirkland requests robust bicycle/pedestrian access funds to create connections from the
84 CKC and Totem Lake Urban Center to the Sound Transit service at the Kingsgate Park and Ride.

85 **South Kirkland Park and Ride Light Rail Extension**

86

87 Finally, as communicated earlier this month via email, Kirkland wishes to accept the offer in the March 24
88 letter from Chair Constantine and the Eastside Board Members to explore an extension of light rail from
89 the Wilburton Station to the South Kirkland Park and Ride (SKPR). This connection could have benefits to
90 both Bellevue and Kirkland, but the value of this potential link must be understood before either Kirkland
91 or the Sound Transit Board can decide whether to support this investment.

92 As part of the initial scope, Kirkland requests that an additional parking garage be included in the project
93 and that the traffic impacts of a light rail connection be considered as part of the SKPR light rail
94 evaluation.

95

96 Kirkland also requests that robust bicycle/pedestrian access funds and transit access improvement funds
97 be included as part of the SKPR light rail evaluation. If done appropriately, a light rail station could be a
98 major terminus for non-motorized access and bus service from Kirkland.

99

100 If Sound Transit elects to include light rail service from Bellevue to the South Kirkland Park and Ride,
101 Kirkland may also want to explore whether alternative transit investments to the NE 85th Inline Station
102 could better utilize the station and better serve Kirkland and the region.

103

104 We look forward to working closely with the Sound Transit Board to finalize an ST 3 System Plan that can
105 be supported by both the region and Kirkland.

Sincerely,
Kirkland City Council

Amy Walen
Mayor

Cc: Sound Transit Board
Kirkland City Council



CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Tracy Durnell, Environmental Education and Outreach Specialist
Jenna Higgins, Recycling Programs Coordinator
John MacGillivray, Solid Waste Programs Lead
Kathy Brown, Public Works Director

Date: April 7, 2016

Subject: Suspension of Plastic Bag Reduction Policy Five Cent Paper Bag Fee

RECOMMENDATION

Staff recommends that the City Council approve the Ordinance containing the revision requested by the Council to the Plastic Bag Reduction Policy ordinance (Kirkland Municipal Code 16.05). The revision temporarily suspends the requirement of some Kirkland retailers from charging a five cent fee for large paper bags until May 1, 2017.

BACKGROUND

At its April 5, 2016 meeting, the City Council directed staff to bring back a revision to the Plastic Bag Reduction Policy ordinance to exempt, for one year, some small retailers from the requirement to charge consumers five cents for each large paper bag (1/8 barrel). Businesses falling into the following North American Industry Classification System (NAICS) categories will not be exempted from the paper bag fee requirement.

NAICS Business Codes Not Exempted from Charging Paper Bag Fee:

445110 – Supermarkets and Other Grocery (Except Convenience) Stores
445120 – Convenience Stores
446110 – Pharmacies and Drug Stores
447110 – Gasoline Stations
447190 – Other Gasoline Stations
452910 – Warehouse Clubs and Supercenters

These business types were not exempted from the five cent paper bag fee to give these retailers ongoing revenue to offset the cost of paper bags and to retain the incentive to encourage consumers to bring their own reusable bags.

A full list of the businesses temporarily exempted and not exempted from charging the paper bag fee is included as *Attachment A*.

COMMUNICATION PLAN

Assuming the targeted paper bag fee suspension is passed, staff anticipates there may be some confusion on the part of some Kirkland retailers and consumers. Consequently, staff is prepared to implement an education and outreach plan to communicate the temporary change to the ordinance. A portion of the remaining \$14,000 of budget allocated toward the implementation of the plastic bag policy will be used to pay for the following communication plan. An additional communication plan will be developed and implemented in advance of the end of the one-year fee suspension. The communication plan will include:

- Development of a one page information sheet explaining the change to the ordinance. The sheet will include a list of all businesses temporarily exempted from charging the five cent paper bag fee and a list of businesses which must continue to charge the five cent fee. The information sheet will be posted on a City webpage dedicated to communicating details of the suspension to residents and businesses.
- An information packet mailed to all retailers affected by the plastic bag reduction policy. The packet will include a letter to each group of retailers accompanied by the aforementioned information sheet.
- An article in Solid Waste's forthcoming annual *Business Reuse, Recycle, Conserve* newsletter with a list of businesses temporarily exempted and not exempted from charging the five cent paper bag fee.
- A City news release.
- A proposed collaboration with the Kirkland Downtown Association, Chamber of Commerce, and Downtown Merchants to assist them in designing a reusable bag campaign to turn the plastic bag policy into a marketing opportunity (after the one year suspension period).
- A utility billing insert.
- Social media posts on the Kirkland Conserves Twitter and Facebook channels.

Businesses that will be exempt from the requirement to charge 5 cents for large paper bags during the fee suspension

1. ABSOLUTELY FABULOUS CONSIGNMENT
2. AGENT FASIONROOM BOUTIQUE
3. ALL WALL EQUIPMENT CO INC
4. ALLELUIA! CATHOLIC STORE
5. AMAZING HEROES TOYS COMICS & VIDEO GAMES
6. AMES TAPING TOOLS
7. AN ARTFUL TOUCH
8. ARTS DANCE SHOP
9. ASHER GOODS
10. BAYSIDE WIRELESS LLC
11. BEL-KIRK STAMP, COIN & COMIC
12. BEST KEPT SECRET
13. BIG 5 SPORTING GOODS #86
14. BIKINI BEACH
15. BOOBOO BARKERY & BOUTIQUE
16. BOOMERANG KIDS CONSIGNMENT
17. BRIDLE TRAILS ACE
18. BRIDLE TRAILS SHOE REPAIR
19. BRITTANY FLOWERS OF KIRKLAND
20. CANYON FLIGHT TRADING COMPANY
21. CAR TOYS INC
22. CG GEMS
23. CHAMPAGNE TASTE
24. CIGAR USA
25. CIRCA 15 FABRIC STUDIO LLC
26. CLINICWEAR
27. COLONIAL OPTICAL LLC
28. COMMON FOLK LLC
29. CORNER COMICS
30. CRAZY TIMMY GAMES
31. CRUSH FOOTWEAR
32. CSE FACTORY DIRECT OUTLET
33. D & S VARIETY
34. DANCEWEAR CENTER
35. DENNY'S PET WORLD
36. DOOLEY'S DOG HOUSE
37. DUNN LUMBER NORTHWEST, INC.
38. EARTHLIGHT INC
39. EASTSIDE AUDUBON SOCIETY
40. EASTSIDE COMMUNITY AID THRIFT SHOP
41. EASTSIDE TRAINS, INC.
42. ECO CARTRIDGE STORE
43. EPICUREAN EDGE
44. ESSENTIALS BOUTIQUE LLC
45. EVERYDAY ATHLETE LLC
46. EXCLUSIVE SALON PRODUCTS
47. EYE AND CONTACT LENS CENTER
48. EYE CANDY LLC
49. FAMILY CHRISTIAN LLC
50. FAMOUS FOOTWEAR #2075
51. FENA FLOWERS, INC.
52. FLEETPRIDE INC
53. FORGET-ME-NOT CONSIGNMENTS
54. FOUND INTERIORS
55. FRED MEYER JEWELERS #00391
56. FRESH VITAMINS
57. FVC
58. GENERAL NUTRITION CENTER
59. GNC
60. GO WIRELESS
61. GRAND REVE VINTNERS LLC
62. GREATER KIRKLAND CHAMBER OF COMMERCE
63. HALEY'S COTTAGE
64. HANCOCK FABRICS #1302
65. HEPBURN
66. HERBAN WELLNESS LLC
67. HIGHER LEAF MARIJUANA BOUTIQUE
68. HOMESCHOOL POTPOURRI
69. IN FOCUS OPTICAL
70. ISTINA INC
71. IVY
72. JUANITA VISION CLINIC
73. KIRKLAND BICYCLE LLC
74. KIRKLAND FIREPLACE
75. KIRKLAND SPORTS CARDS
76. KITANDA CO
77. LA PASTA LLC

78. LAKE STREET DIAMOND COMPANY
LLC
79. LAKE WASH TECHNICAL
BOOKSTORE
80. LOVERS
81. MALLORY PAINT STORE INC
82. MARY JANE
83. MB PHONES
84. MC SMOKE
85. METROPOLITAN MUSIC
86. MICHAEL'S #8407
87. MILLER PAINT CO INC
88. MOUNTAIN HOMEBREW & WINE
SUPPLY
89. NATURAL PET PANTRY
90. NATURE'S PET MARKET-KIRKLAND
91. NORTHWEST LIQUOR
92. NORTHWEST THRIFT STORE
93. OFFICE MAX #392
94. OLYMPUS VAPOR
95. O'REILLY AUTO PARTS #2508
96. O'REILLY AUTO PARTS #3691
97. PACIFIC POWER BATTERIES OF
KIRKLAND
98. PARK LANE GALLERY INC
99. PARTY FOR LESS
100. PETCO #201
101. PIKE STREET PRESS
102. PLAY N TRADE
103. PNS
104. PUFFIN SMOKE
105. PURPOSE
106. QUALITY SEWING & VACUUM
107. RADIO SHACK #3341
108. RAGAMOFFYN'S INC
109. RISAN ATHLETICS
110. ROSS DRESS FOR LESS #462
111. RUSSELL FASTENING INC
112. SALLY BEAUTY SUPPLY 2920
113. SEATTLE GOODWILL
114. SEATTLE THREAD COMPANY
115. SEDUCE BOUTIQUE
116. SERENDPITY
117. SERIAL KNITTERS YARN SHOP
118. SIMPLICITY ABC
119. SJT CELLARS LLC
120. SMOKE N CIGAR LLC
121. SMOKER'S CHOICE
122. SPIRIT HALLOWEEN SUPERSTORES
123. SPOT SMOKE
124. SUR LA TABLE
125. TACOMA SCREW PRODUCTS INC.
126. THE GRAPE CHOICE
127. THE MINUS SHOP
128. THE PANZER DEPOT
129. THE SHERWIN-WILLIAMS COMPANY
#8002
130. TJ'S 99 CENTS PLUS
131. TOBACCO PATCH
132. TOTEM LAKE SHOE REPAIR
133. TUESDAY MORNING, INC. 534
134. TWISTED COUTURE INC
135. UNLEASHED BY PETCO #5207
136. VALUE VILLAGE
137. VIA LAGO
138. VORTEX MUSIC & MOVIES
139. W.I.S.E.R. COMPANY
140. WARREN JEWELERS INC
141. WESCO AUTOBODY SUPPLY
142. WEST COAST PAINT SUPPLY, INC.

Businesses that will be still be required to charge 5 cents during the fee suspension

1. 76 STORE #5494
2. 7-ELEVEN #19911
3. 7-ELEVEN 2360-18146E
4. 7-ELEVEN STORE #27304B
5. 7-ELEVEN 2360-20477E
6. ARBAT FOOD MARKET
7. ARCO AM/PM
8. ASSURED PHARMACY
9. BARTELL DRUG COMPANY #18
10. BARTELL DRUG COMPANY #21
11. BARTELL DRUG COMPANY #28
12. BARTELL DRUG COMPANY #44
13. BEDROCK NORTHWEST
14. BRIDLE TRAILS RED APPLE MARKET
15. COSTCO WHOLESALE
16. FINN HILL GAS STATION
17. FRED MEYER #391
18. FRED MEYER #391 FUEL CENTER
19. GEORGE'S EASTSIDE SHELL
20. JACKSONS #619
21. JACKSONS #621
22. JANELL'S GLUTEN-FREE MARKET
23. JUANITA FIRS 76
24. KIRKLAND 76 INC.
25. MARKET ON CENTRAL/SUBWAY
#1647
26. METROPOLITAN MARKET
27. MOSS BAY SHELL INC
28. MUCHO MAS GROCERY
29. MY GOODS MARKET #5494
30. NAM'S & HANNAH'S INC
31. PCC NATURAL MARKETS
32. QFC #838
33. QUALITY FOOD CENTER/QFC #809
34. QUALITY FOOD CENTER/QFC #828
35. RITE AID #5192
36. RITE AID #5193
37. ROSEHILL CAR WASH
38. ROSEHILL SHELL
39. SAAGAR GROCERIES
40. SAFEWAY #0526
41. SAFEWAY #2734
42. SAFEWAY STORE #1142
43. SAHAND PERSIAN GROCERY
44. SUPER 24
45. SUPER 24
46. SUPER FOOD STORE
47. THE CAVE
48. TOTEM LAKE 76
49. TOTEM LAKE FOOD STORE
50. TRADER JOE'S #132
51. UNION 76
52. VILLAGE MART
53. WALGREEN'S #04156
54. WALGREENS #06258
55. YARROW BAY 76
56. ZIP MART

ORDINANCE O-4515

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO RETAIL CARRYOUT BAGS ADDING NEW KIRKLAND MUNICIPAL CODE SECTION 16.05.050 SUSPENDING FOR A PERIOD OF ONE YEAR THE REQUIREMENT THAT CERTAIN RETAIL ESTABLISHMENTS IN THE CITY COLLECT A PASS-THROUGH CHARGE FOR RECYCLABLE PAPER CARRYOUT BAGS.

1 WHEREAS, the City Council adopted Ordinance 4477 in 2015,
2 finding it in the best interest of the health, safety and welfare of the
3 people of the city of Kirkland that regulations include a pass-through
4 charge on the use of recycled paper carryout bags in order to allow
5 retailers to recover the higher cost of providing recycled paper bags,
6 encourage greater use of reusable bags, to reduce the cost of solid
7 waste disposal by the City, and to protect the environment; and
8

9 WHEREAS, Ordinance 4477 created Chapter 16.05 of the
10 Kirkland Municipal Code (KMC) entitled "Retail Carryout Bags"; and
11

12 WHEREAS, KMC Section 16.05.020 presently requires that all
13 retail establishments in the city collect a pass-through charge of not less
14 than \$0.05 for each recyclable paper carryout bag provided to
15 customers; and
16

17 WHEREAS, representatives of the Kirkland Downtown
18 Association, small retail establishments in the city of Kirkland, and others
19 have asked the City Council to reconsider the requirement that certain
20 classifications of retail establishments be required to collect the pass-
21 through charge from their customers, in part because such customers
22 often do not plan to make such purchases and therefore have not
23 considered bringing their own reusable bags as an alternative to the
24 charge; and
25

26 WHEREAS, the City Council wishes to suspend, for a period of
27 one year, the requirement that such classifications of retail
28 establishments collect the pass-through charge from their customers,
29 while maintaining such requirement for other types of retail
30 establishments whose customers generally plan to make purchases and
31 are therefore more likely to have considered bringing their own reusable
32 bags as an alternative to the charge; and
33

34 WHEREAS, the City Council believes such one year suspension
35 will provide opportunities for further education, outreach and study of
36 ways to encourage greater use of reusable bags, reduce the cost of solid
37 waste disposal by the City, and protect the environment.
38

39 NOW, THEREFORE, the City Council of the City of Kirkland do
40 ordain as follows:

41 Section 1. A new Section 16.05.050 of the KMC is adopted to
42 read as follows:
43

44
45 **16.05.050 Suspension of Pass-through charge -- Applicability.**

46 Notwithstanding any provision of this chapter actually or seemingly
47 to the contrary, the requirement that retail establishments in the city
48 shall collect a pass-through charge of not less than five cents for each
49 recyclable paper carryout bag provided to customers that has a
50 manufacturer's stated capacity of one-eighth barrel (eight hundred
51 eighty-two cubic inches) or larger shall be suspended until May 1, 2017;
52 provided, however, that such suspension shall not apply to retail
53 establishments in the city with the following North American Industry
54 Classification System (NAICS) codes: 445110 (Supermarkets and Other
55 Grocery (Except Convenience) Stores; 445120 (Convenience Stores);
56 446110 (Pharmacies and Drug Stores); 447110 (Gasoline Stations);
57 447190 (Other Gasoline Stations); and 452910 (Warehouse Clubs and
58 Supercenters).
59

60 Section 2. This ordinance shall be in force and effect five days
61 from and after its passage by the Kirkland City Council and publication,
62 as required by law.
63

64 Passed by majority vote of the Kirkland City Council in open
65 meeting this ____ day ____, 2016.
66

67 Signed in authentication thereof this ____ day of ____, 2016.

DEPUTY MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

MEMORANDUM

Date: April 13, 2016

To: Kurt Triplett, City Manager

From: Dorian Collins, Senior Planner, AICP
Paul Stewart, Deputy Director, AICP

Subject: Zoning Code Amendments to the PR 1.8 zone, east of I-405 – Council Action (File CAM16-00218)

RECOMMENDATION

Adopt enclosed Ordinance 4514 consistent with the Planning Commission recommendation for amendments to the PR 1.8 zone, east of I-405.

BACKGROUND DISCUSSION

RJ Development contacted the City regarding their interest in developing a three-story memory care facility on the undeveloped, eastern portion of the property containing the existing Madison House retirement and assisted living facility. The developer had encountered challenges in designing the facility within the 30' maximum building height limit in the PR 1.8 zone, due to the site's steep topography, the presence of a 75 foot-wide Seattle City Light transmission easement along the site's eastern boundary, and unique design requirements related to accommodating handicap-enabled vans on the first floor of the structure. As designed, the proposed memory care facility would be approximately 45' 6" above average building elevation.

In lieu of suggesting that the developer apply for a variance from building height standards for the memory care project, staff suggested that the Planning Commission consider an amendment to the Zoning Code to increase the allowable building height in the PR 1.8 zone located east of I-405. Staff suggested that an increase to the building height maximum may be appropriate in the area, since the subject property lies within the core of the Totem Lake Business District and Urban Center, where compact development and greater heights and development intensities are supported.

The proposed amendments were the subject of discussion at a Planning Commission study session on February 25th, where the Commission considered two options for amendments to the PR 1.8 zone east of I-405. The Commission discussed the options, and directed staff to bring one of the options, an increase in maximum building height to 60 feet above average building elevation, to a public hearing on March 10th, 2016 for consideration. At the hearing, the Commission considered public comment in support of the amendments from a representative from RJ Development, who is working with the owner of Madison House and the proposed "Jefferson House" memory care facility in the PR 1.8 zone. No

written comments were received. The decisional criteria found in Chapter 135 of the Zoning Code were also considered.

A more detailed summary of the proposed amendments is available in the [memorandum](#) prepared for the public hearing. The staff memorandum for the February 25th study session is provided [here](#).

At the Council's April 19th meeting, staff will present an overview of the Planning Commission's recommendation on the code amendments. The Planning Commission's recommendation is to increase the maximum allowable building height for a structure in the PR 1.8 zone, located between 120th Avenue NE and 124th Avenue NE to 60 feet above average building elevation. The recommendation is summarized in Exhibit A, and the proposed amendments are included as an attachment to Ordinance 4514.

SEPA COMPLIANCE

An addendum to the *City of Kirkland 2015 Comprehensive Plan Update & Totem Lake Planned Action – Draft and Final Environmental Impact Statement* for the proposed amendments was issued on March 9, 2015.

Exhibit

- A. Planning Commission recommendation, dated April 5, 2016

cc: CAM16-00218



CITY OF KIRKLAND
Planning and Building Department
 123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

MEMORANDUM

Date: April 5, 2016

To: Kirkland City Council

From: Eric Laliberte, Chair, Kirkland Planning Commission

Subject: Zoning Code Amendments for the PR 1.8 Zone, east of I-405 (File CAM16-00218)

INTRODUCTION

We are pleased to submit the recommended Zoning Code (KZC) amendments for consideration of the City Council. This effort is intended to provide flexibility for development within the core of the Totem Lake Business District

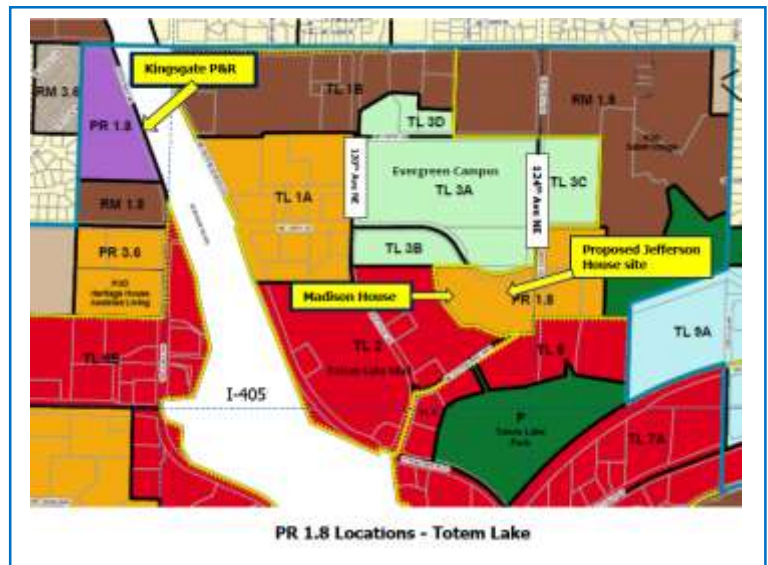
The amendments are included as an attachment to the ordinance.

ISSUE

This project includes an amendment to Chapter 30 of the Zoning Code, to increase the maximum building height from 30 feet above average building elevation to 60 feet above average building elevation. The amendment would be limited to the PR 1.8 zone located east of I-405.

We considered two options developed by staff for proposed amendments at our study session in February. The options were to either extend the proposed height increase to include all properties within the PR 1.8 zone (east of I-405) or to limit the increased height within the zone to land west of 124th Avenue NE.

We agreed that an increase in the maximum building height standard in this area would provide consistency with standards on the Evergreen campus directly to the north of the area, provide an opportunity for growth within the Business District Core subarea, and would also provide needed flexibility for development in an area constrained by slopes and a SCL transmission easement. We were



concerned about potential visual impacts of redevelopment with taller structures east of 124th Avenue NE however, as the land is at a higher elevation and structures would be closer to the neighboring multifamily area.

After discussing these issues, the Planning Commission concluded that we supported an increase in the allowable building height, but that in order to minimize the potential for visual impacts from redevelopment in the eastern portion of the zone, the amendment should be limited to that portion of the PR 1.8 zone that lies west of 124th Avenue NE.

The recommended amendment is Attachment 1 to this memorandum.

Decisional Criteria

The decisional criteria found in KZC Section 135.25 were considered when making this recommendation, and can be viewed by following this link to the March 10th public hearing [staff memorandum](#) (page 2).

Attachment

1. Proposed amendments to KZC Chapter 30

cc: CAM16-00218

- PU-34. Drive-in or drive-through facilities are prohibited.
- PU-35. The following uses are not permitted:
 - a. Vehicle service stations.
 - b. Entertainment or recreational activities.
 - c. Storage services unless accessory to another permitted use.
 - d. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreation trailers, heavy equipment and similar vehicles.
 - e. Storage and operation of heavy equipment, except delivery vehicles, associated with retail uses.
 - f. Storage of parts unless conducted entirely within an enclosed structure.
 - g. Uses with drive-in or drive-through facilities.
- PU-36. A delicatessen, bakery, or other similar use may include accessory seating if:
 - a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and
 - b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
- PU-37. If this use is adjoining a low density zone, then Process I, Chapter 145 KZC.

PU-38. Structured play areas must be set back from all property lines as follows:

- a. 20 feet if this use can accommodate 50 or more people.
- b. 10 feet if this use can accommodate 13 to 49 people.

PU-39. Retail establishments selling marijuana or products shall be set back from all property lines as follows:
46.

(Ord. 4479 § 1, 2015; Ord. 4476 § 2, 2015)

*Code reviser's note: This section of the code has been modified

30.30 Density/Dimensions

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PRA 2.4, P...

New reference to Footnote DD-32 to be added to all permitted uses for the PR zone:
DD-32: For that portion of the PR 1.8 zone lying between 120th Ave. NE and 124th Ave. NE, the maximum building height of a structure shall be 60 feet above average building elevation.

walk routes shown on Plate
of the City.

PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

| USE | Minimum Lot Size | REQUIRED YARDS (See Ch. 115 KZC) | | | Maximum Lot Coverage | Maximum Height of Structure ABE = Average Building Elevation |
|--|---|--|--|---------------------------------|------------------------|---|
| | | Front | Side | Rear | | |
| 30.30.010 Assisted Living Facility ¹ | 3,600 sq. ft. PR, PRA: 3,600 sq. ft. ² | 20' PLA 5B: 20' ³ PLA 5C: 10' | PR, PLA 6B: 5' ⁴ PLA 5B: 5' ^{3, 6} PRA: 5' PLA 5C: 5' ^{3, 7} | 10' PLA 5B: 10' ⁶ | 70% | PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B: 30' above ABE. PLA 5C: 30' above ABE. ^{8, 18} PLA 6B: 30' above ABE. ⁹ |
| 30.30.020 Boat Launch (for Nonmotorized and/or Motorized Boats) | None | 30' ¹² | 5' ³ | See Chapter <u>83</u> KZC. | 80% | 30' above ABE. ³⁰ |
| 30.30.030 Church | 7,200 sq. ft. PO: None PR, PRA: 7,200 sq. ft. ¹⁶ | 20' PLA 5B: 20' ³ PLA 5C: 10' | 20' PLA 5B: 20' ⁶ | 20' PLA 5B: 20' ⁶ | 70% PLA 17A: 80% | PO: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. ^{17, 18} PLA 6B: 30' above ABE. ^{9, 22} |

| USE | | Minimum Lot Size | REQUIRED YARDS (See Ch. 115 KZC) | | | Maximum Lot Coverage | Maximum Height of Structure ABE = Average Building Elevation | |
|-----------|--|--|--|--|---|------------------------------|--|--|
| | | | Front | Side | Rear | | | |
| 30.30.040 | Community Facility | None | 20' PLA 5B: 20' ⁶ PLA 5C: 10' PLA 15A: 30' <u>12</u> | 10' PLA 5B: 10' ⁶ PLA 15A: 5' ³ | 10' PO: 20' PLA 5B: 10' ⁶ PLA 15A: See Chapter <u>83</u> KZC. | 70% PLA 15A, PLA 17A: 80% | PO, PLA 6B: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. ^{17, 18} PLA 15A: 30' above ABE. ¹⁹ | |
| 30.30.050 | Convalescent Center | 7,200 sq. ft. PO: None PR, PRA: 7,200 sq. ft. ¹⁸ | 20' PLA 5B: 20' ⁶ PLA 5C: 10' | 10' PLA 5B: 5' ^{3, 9} | 10' PO: 20' PLA 5B: 10' ⁶ | 70% PLA 17A: 80% | PO, PLA 6B: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. ^{17, 18} | |
| 30.30.060 | Detached, Attached or Stacked Dwelling Units | PR, PRA: 3,600 sq. ft. <u>20, 21</u> PLA 5B: 3,600 sq. ft. with at least 1,800 sq. ft. per unit. PLA 5C: 3,600 sq. ft. PLA 6B: 3,600 sq. ft. per dwelling unit. PLA 15A: 7,200 sq. ft. with at least 3,600 sq. ft. per unit PLA 17A: 5,000 sq. ft. per unit | 20' PLA 5B: 20' ⁸ PLA 5C: 10' PLA 15A: 30' ^{12, 13, 15} | Detached units: PR: 5' PRA, PLA 6B: 5' ¹⁰ PLA 5C: 5' ^{7, 10} Attached or stacked units: PR: 5' ³ PRA: 5' ¹⁰ PLA 5B: 5' ^{3, 6, 10} PLA 5C: 5' ^{3, 7, 10} PLA 6B, PL 17A: 5' ^{3, 10} PLA 15A: 5' ^{3, 15} | 10' ¹¹ PLA 5B: 10' ^{6, 11} PLA 15A: 10' ^{11, 15} | 70% PLA 15A: 80% | PR: 30' above ABE. ^{4, 22} PRA: 35' above ABE. ^{4, 5, 22} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 30' above ABE. ^{8, 18} PLA 6B: 30' above ABE. ^{9, 22} PLA 15A: 30' above ABE. ¹⁴ | |
| 30.30.070 | Detached Dwelling Unit | PR, PRA: 3,600 sq. ft. <u>20</u> PLA 5C, PLA 6B: 3,600 sq. ft. PLA 15A, PLA 17A: 5,000 sq. ft. | 20' PLA 15A: 30' ^{12, 23} | 5' PLA 15A: 5' ^{3, 23} PLA 17A: 5' ²⁴ | 10' PLA 15A: See Chapter <u>83</u> KZC. ²³ | 70% PLA 15A: 80% | PR: 30' above ABE. ^{4, 22} PRA: 35' above ABE. ^{4, 5, 22} PLA 5C: 25' above ABE. PLA 6B: 30' above ABE. ^{9, 22} PLA 15A, PLA 17A: 30' above ABE. | |
| 30.30.080 | Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and Marina | 5 acres with no less than 3,100 sq. ft. per dwelling unit. ^{25, 26, 28} | <u>27</u> | | | | | |
| 30.30.090 | Development Containing Stacked or Attached Dwelling Units and Office Uses | PR, PRA: 3,600 sq. ft. <u>21</u> PLA 5B: 3,600 sq. ft. with at least 1,800 sq. ft. per unit. PLA 5C: 3,600 sq. ft. PLA 6B: 3,600 sq. ft. per dwelling unit. | 20' PLA 5B: 20' ⁶ PLA 5C: 10' | PR: 5' ³ PRA: 5' PLA 5B: 5' ^{3, 6, 10} PLA 5C: 5' ^{3, 7, 10} PLA 6B: 5' ^{3, 10} | PR, PRA: 10' PLA 5B: 10' ^{6, 11} PLA 5C, PLA 6B: 10' ¹¹ | 70% | PR: 30' above ABE. ^{4, 22} PRA: 35' above ABE. ^{4, 5, 22} PLA 5B: 30' above ABE. PLA 5C: 30' above ABE. ^{8, 18} PLA 6B: 30' above ABE. ^{9, 22} | |

| USE | | Minimum Lot Size | REQUIRED YARDS (See Ch. 115 KZC) | | | Maximum Lot Coverage | Maximum Height of Structure ABE = Average Building Elevation |
|------------|--|--|--|--|--|------------------------------|---|
| | | | Front | Side | Rear | | |
| 30.30.100 | Funeral Home or Mortuary | PO: None PR, PRA: 7,200 sq. ft. ¹⁶ PLA 6B: 7,200 sq. ft. | 20' | 20' | 20' | 70% | PO: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 6B: 30' above ABE. ^{9, 22} |
| 30.30.110 | Government Facility | None | 20' PLA 5B: 20' ⁸ PLA 5C: 10' PLA 15A: 30' ¹² | 10' PLA 5B: 10' ⁶ PLA 15A: 5' ³ | 10' PO: 20' PLA 5B: 10' ⁶ PLA 15A: See Chapter 83 KZC. | 70% PLA 15A, PLA 17A: 80% | PO, PLA 6B: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. ^{17, 18} PLA 15A: 30' above ABE. ¹⁹ |
| 30.30.120* | Reserved | | | | | | |
| 30.30.130 | Hospital Facility | 1 acre | 20' | 10' | 20' | 70% | 30' above ABE. ⁹ |
| 30.30.140 | Marina | None | 30' ^{12, 30} | 5' ^{3, 30} | 30' | 80% | 30' above ABE. ^{19, 30} |
| 30.30.150 | Mini-School or Mini-Day-Care Center | 3,600 sq. ft. PO: None PR, PRA: 3,600 sq. ft. ² PLA 17A: 7,200 sq. ft. | 20' PLA 5B: 20' ⁸ PLA 5C: 10' | 5' ³ PRA: 5' PLA 5B: 5' ^{3, 8} PLA 5C: 5' ^{3, 7} | 10' PLA 5B: 10' ⁶ | 70% PLA 17A: 80% | PO, PLA 6B: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 30' above ABE. ^{8, 18} |
| 30.30.160 | Nursing Home | 7,200 sq. ft. PO: None PR, PRA: 7,200 sq. ft. ¹⁶ | 20' PLA 5B: 20' ⁸ PLA 5C: 10' | 10' PLA 5B: 5' ^{3, 8} | 10' PO: 20' PLA 5B: 10' ⁶ | 70% PLA 17A: 80% | PO, PLA 6B, PLA 15A: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. ^{17, 18} |
| 30.30.170 | Office Uses | None PLA 6B: 7,200 sq. ft. PLA 17AB: 7,200 sq. ft. per unit | 20' PLA 5B: 20' ⁸ PLA 5C: 10' PLA 15A: 30' ^{12, 13, 15} | 5' ³ PLA 5B: 5' ^{3, 8} PRA: 5' PLA 5C: 5' ^{3, 7} PLA 15A: 5' ^{3, 15} | 10' PLA 5B: 10' ⁶ PLA 15A: 10' ¹⁵ | 70% PLA 15A, PLA 17A: 80% | PO: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 30' above ABE. ^{8, 18} PLA 6B: 30' above ABE. ^{9, 22} PLA 15A: 30' above ABE. ¹⁴ |
| 30.30.180 | Passenger Only Ferry Terminal | None | 30' ¹² | 5' ³ | See Chapter 83 KZC. | 80% | 30' above ABE. ^{19, 30} |
| 30.30.190 | Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units | None | See Chapter 83 KZC. | | | - | See Chapter 83 KZC. |
| 30.30.200 | Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit | None | See Chapter 83 KZC. | | | - | See Chapter 83 KZC. |
| 30.30.210 | Public Access Pier, Public Access Facility, or Boardwalk | None | See Chapter 83 KZC. | | | - | See Chapter 83 KZC. |
| 30.30.220 | Public Park | Development standards will be determined on a case-by-case basis. | | | | | |

| USE | | Minimum Lot Size | REQUIRED YARDS (See Ch. 115 KZC) | | | Maximum Lot Coverage | Maximum Height of Structure ABE = Average Building Elevation |
|------------|---|--|--|--|--|------------------------------|---|
| | | | Front | Side | Rear | | |
| 30.30.230 | Public Utility | None | 20' PLA 5B: 20' ⁶ PLA 5C: 10' PLA 15A: 30' ¹² | 20' PO: 10' PLA 5B: 20' ⁶ PLA 15A: 5' ³ | 20' PLA 5B: 20' ⁶ PLA 5C: 10' PLA 15A: See Chapter 83 KZC. | 70% PLA 15A, PLA 17A: 80% | PO, PLA 6B: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. ^{17, 18} PLA 15A: 30' above ABE. ¹⁹ |
| 30.30.240 | Restaurant or Tavern | PO: None PR, PRA: 7,200 sq. ft. ¹⁶ | 20' | 10' | PO: 20' PR, PRA: 10' | 70% | PO: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} |
| 30.30.245* | Retail Establishment including Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop | PO: None ²⁹ PR, PRA: 7,200 sq. ft. ^{16, 29} | 20' | 10' | PO: 20' PR, PRA: 10' | 70% | PO: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} |
| 30.30.250* | Retail Establishment other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services | 7,200 sq. ft. ¹⁶ | 20' | 10' | 10' | 70% | PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} |
| 30.30.260* | Retail Establishment providing banking or related financial service | PO: None PR, PRA: 7,200 sq. ft. ¹⁶ | 20' | 10' | PO: 20' PR, PRA: 10' | 70% | PO: 30' above ABE. ⁴ PR: 30' above ABE. ⁹ PRA: 35' above ABE. ^{4, 5} |
| 30.30.270 | School or Day-Care Center | 7,200 sq. ft. PO: None PR, PRA: 7,200 sq. ft. ¹⁶ | 20' PLA 5C: 10' | 5' ³ PRA: 5' PLA 5C: 5' ^{3, 7} | 10' | 70% PLA 17A: 80% | PO, PLA 6B: 30' above ABE. ⁹ PR: 30' above ABE. ^{4, 31} PRA: 35' above ABE. ^{4, 5, 31} PLA 5B, PLA 17A: 30' above ABE. ³¹ PLA 5C: 60' above ABE. ^{17, 18} |
| | | | 50' PLA 5B: If this use can accommodate 50 or more students or children, then: 50' | 50' PLA 5B: If this use can accommodate 13 to 49 students or children, then: 50' | 50' | | |
| 30.30.280 | Tour Boat | None | 30' ¹² | 5' ³ | See Chapter 83 KZC. | 80% | 30' above ABE. ^{19, 30} |
| 30.30.290 | Water Taxi | None | 30' ¹² | 5' ³ | See Chapter 83 KZC. | 80% | 30' above ABE. ^{19, 30} |

Density/Dimensions (DD) Special Regulations:

- DD-1. In the PR, PRA, PLA 5B and PLA 6B zones, for density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to one and one half times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met:
 - a. Project is of superior design, and
 - b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.
- DD-2. 8,500 square feet if PR 8.5 zone, 7,200 square feet if PR 7.2 zone, 5,000 square feet if PR 5.0 zone.
- DD-3. Five feet but two side yards must equal at least 15 feet.
- DD-4. If adjoining a low density zone other than RSA or RSX, then 25 feet above ABE.
- DD-5. See KZC 30.10.020(2).
- DD-6. The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased one foot for each one foot that structure exceeds 20 feet above ABE.
- DD-7. From easterly edge of PLA 5C – 15 feet.

- DD-8. a. If the development contains at least one acre, 60 feet above ABE, except for properties within 325 feet of the PLA 5C eastern boundary, then 40 feet above ABE.
- b. If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.8 acres, 52 feet above ABE.
- c. If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.4 acres, 40 feet above ABE.
- DD-9. If adjoining a low density zone other than RSX, then 25 feet above ABE.
- DD-10. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.
- DD-11. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.
- DD-12. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:
- a. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and
- b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and
- c. The design of the public use area is specifically approved by the City.
- DD-13. The required front yard for any portion of the structure over 30 feet in height above average building elevation shall be 35 feet. This required front yard cannot be reduced under DD-12 above for a public use area.
- DD-14. Structure height may be increased to 40 feet above ABE if:
- a. Obstruction of views from existing development lying east of Lake Washington Boulevard is minimized; and
- b. Maximum lot coverage is 80 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170; and
- c. Maximum building coverage is 50 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170 or any structure below finished grade; and
- d. A waterfront area developed and open for public use shall be provided with the location and design specifically approved by the City. Public amenities shall be provided, such as nonmotorized watercraft access or a public pier. A public use easement document shall be provided to the City for the public use area, in a form acceptable to the City. The City shall require signs designating the public use area; and
- e. The required public pedestrian access trail from Lake Washington Boulevard to the shoreline shall have a trail width of at least six feet and shall have a grade separation from the access driveway; and
- f. No roof top appurtenances, including elevator shafts, roof decks or plantings, with the exception of ground cover material on the roof not to exceed four inches in height, shall be on the roof of the building or within the required view corridors.
- DD-15. The minimum dimension of any yard, other than those listed, is five feet. Any required yard, other than the front required yard, may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached shall provide the minimum required yard.
- DD-16. 8,500 square feet if PR 8.5 zone.
- DD-17. Except for properties within 325 feet of the PLA 5C eastern boundary, then 40 feet above ABE.
- DD-18. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C.
- DD-19. Structure height may be increased to 35 feet above ABE if:
- a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and
- b. The increase is offset by a view corridor that is superior to that required by the General Regulations.
- DD-20. 8,500 square feet if PR 8.5 zone, 5,000 square feet if PR 5.0 zone.
- DD-21. With a residential density as established on the Zoning Map. Minimum amount of lot area per dwelling unit is as follows:
- a. In PR 8.5 zones, the minimum lot area per unit is 8,500 square feet.
- b. In PR 5.0 zones, the minimum lot area per unit is 5,000 square feet.
- c. In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet.
- d. In PR 2.4 and PRA 2.4 zones, the minimum lot area per unit is 2,400 square feet.
- e. In PR 1.8 and PRA 1.8 zones, the minimum lot area per unit is 1,800 square feet.

- DD-22. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above ABE is allowed.
- DD-23. The minimum dimension of any yard, other than those listed, is five feet.
- DD-24. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement.
- DD-25. Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15A is computed using the following formula:

(The total lot area in square feet divided by 3,100) minus the unit count transferred to Planned Area 15B = the maximum permitted number of dwelling units.
- DD-26. The maximum amount of allowable floor area for nonresidential use is computed using the following formula:

(The maximum number of dwelling units allowed on the subject property - the number of dwelling units proposed) x the average square footage of the dwelling units = amount of square footage available for nonresidential use.
- DD-27. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and the degree to which public access, use and views are provided. Also see Chapter 83 KZC for required shoreline setback.
- DD-28. Subsequent subdivision of an approved Master Plan into smaller lots is permitted; provided, that the required minimum acreage is met for the Master Plan.
- DD-29. Gross floor area shall not exceed 3,000 square feet.
- DD-30. Landward of the ordinary high water mark.
- DD-31. For school use, structure height may be increased, up to 35 feet and 40 feet in PRA zones, if:
 - a. The school can accommodate 200 or more students; and
 - b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and
 - c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
 - d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.

This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.

DD-32: For that portion of the PR 1.8 zone lying between 120th Ave. NE and 124th Ave. NE, the maximum building height of a structure shall be 60 feet above average building elevation.

Development Standards Table – Office Zones

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PRA 2.4; PR 1.8; PRA 1.8; PLA 5B, PLA 5C; PLA 6B; PLA 15A; PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.30, Density/Dimensions Table)

| Use | Landscape Category (Chapter 95 KZC) | Sign Category (Chapter 100 KZC) | Required Parking Spaces (Chapter 105 KZC) |
|---|---|------------------------------------|--|
| 30.40.010 Assisted Living Facility | D | A | 1.7 per independent unit. 1 per assisted living unit. |
| 30.40.020 Boat Launch (for Nonmotorized and/or Motorized Boats) | B | B | See KZC 105.25. |
| 30.40.030 Church | C | B | 1 for every 4 people based on maximum occupancy load of any area of worship. ³ |
| 30.40.040 Community Facility | C ⁴ PLA 15A: A ⁴ | B | See KZC 105.25. |
| 30.40.050 Convalescent Center | C | B | 1 for each bed. |
| 30.40.060 Detached, Attached or Stacked Dwelling Units | D PLA 17A: D ¹ | A | 1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements. PLA 17A: ² |

ORDINANCE O-4514

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING SECTION 30.30 OF THE KIRKLAND ZONING CODE REGARDING BUILDING HEIGHT IN PORTIONS OF THE PR 1.8 ZONE AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM16-00218.

1 WHEREAS, the City Council has received a recommendation
2 from the Kirkland Planning Commission to amend Section 30.30 of the
3 Kirkland Zoning Code, as set forth in the report and recommendation of
4 the Planning Commission dated April 5, 2016 and bearing Kirkland
5 Planning and Building Department File No. CAM16-00218; and
6

7 WHEREAS, prior to making the recommendation, the Kirkland
8 Planning Commission, following notice as required by RCW 36.70A.035,
9 on March 10, 2016, held a public hearing, on the amendment proposals
10 and considered the comments received at the hearing; and
11

12 WHEREAS, pursuant to the State Environmental Policy Act
13 (SEPA), there has accompanied the legislative proposal and
14 recommendation through the entire consideration process, a SEPA
15 Addendum to Existing Environmental Documents issued by the
16 responsible official pursuant to WAC 197-11-625; and
17

18 WHEREAS, in regular public meeting the City Council considered
19 the environmental documents received from the responsible official,
20 together with the report and recommendation of the Planning
21 Commission; and.
22

23 NOW, THEREFORE, BE IT ORDAINED by the City Council of the
24 City of Kirkland as follows:
25

26 Section 1. Section 30.30 of the Kirkland Zoning Code is
27 amended as set forth in Attachment A attached to this ordinance and
28 incorporated by reference.
29

30 Section 2. If any section, subsection, sentence, clause, phrase,
31 part or portion of this ordinance, including those parts adopted by
32 reference, is for any reason held to be invalid or unconstitutional by any
33 court of competent jurisdiction, such decision shall not affect the validity
34 of the remaining portions of this ordinance.
35

36 Section 3. This ordinance shall be in full force and effect five
37 days from and after its passage by the Kirkland City Council and
38 publication pursuant to Kirkland Municipal Code 1.08.017, in the
39 summary form attached to the original of this ordinance and by this
40 reference approved by the City Council as required by law.
41

42 Section 4. A complete copy of this ordinance shall be certified
43 by the City Clerk, who shall then forward the certified copy to the King
44 County Department of Assessments.

45 Passed by majority vote of the Kirkland City Council in open
46 meeting this ____ day of ____, 2016.

47
48 Signed in authentication thereof this ____ day of
49 _____, 2016.

DEPUTY MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney

- PU-34. Drive-in or drive-through facilities are prohibited.
- PU-35. The following uses are not permitted:
 - a. Vehicle service stations.
 - b. Entertainment or recreational activities.
 - c. Storage services unless accessory to another permitted use.
 - d. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreation trailers, heavy equipment and similar vehicles.
 - e. Storage and operation of heavy equipment, except delivery vehicles, associated with retail uses.
 - f. Storage of parts unless conducted entirely within an enclosed structure.
 - g. Uses with drive-in or drive-through facilities.
- PU-36. A delicatessen, bakery, or other similar use may include accessory seating if:
 - a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and
 - b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

PU-37. If this use is adjoining a low density zone, then Process I, Chapter 145 KZC.

PU-38. Structured play areas must be set back from all property lines as follows:

- a. 20 feet if this use can accommodate 50 or more people.
- b. 10 feet if this use can accommodate 13 to 49 people.

PU-39. Retail establishments selling marijuana or products shall be set back from all property lines as follows:
46.

(Ord. 4479 § 1, 2015; Ord. 4476 § 2, 2015)

*Code reviser's note: This section of the code has been modified

30.30 Density/Dimensions

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PRA 2.4, P...

New reference to Footnote DD-32 to be added to all permitted uses for the PR zone:
DD-32: For that portion of the PR 1.8 zone lying between 120th Ave. NE and 124th Ave. NE, the maximum building height of a structure shall be 60 feet above average building elevation.

walk routes shown on Plate
of the City.

PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

| USE | Minimum Lot Size | REQUIRED YARDS (See Ch. 115 KZC) | | | Maximum Lot Coverage | Maximum Height of Structure ABE = Average Building Elevation |
|--|---|--|--|---------------------------------|------------------------|---|
| | | Front | Side | Rear | | |
| 30.30.010 Assisted Living Facility ¹ | 3,600 sq. ft. PR, PRA: 3,600 sq. ft. ² | 20' PLA 5B: 20' ³ PLA 5C: 10' | PR, PLA 6B: 5' ⁴ PLA 5B: 5' ^{3, 6} PRA: 5' PLA 5C: 5' ^{3, 7} | 10' PLA 5B: 10' ⁶ | 70% | PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B: 30' above ABE. PLA 5C: 30' above ABE. ^{8, 18} PLA 6B: 30' above ABE. ⁹ |
| 30.30.020 Boat Launch (for Nonmotorized and/or Motorized Boats) | None | 30' ¹² | 5' ³ | See Chapter <u>83</u> KZC. | 80% | 30' above ABE. ³⁰ |
| 30.30.030 Church | 7,200 sq. ft. PO: None PR, PRA: 7,200 sq. ft. ¹⁶ | 20' PLA 5B: 20' ³ PLA 5C: 10' | 20' PLA 5B: 20' ⁶ | 20' PLA 5B: 20' ⁶ | 70% PLA 17A: 80% | PO: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. ^{17, 18} PLA 6B: 30' above ABE. ^{9, 22} |

| USE | | Minimum Lot Size | REQUIRED YARDS (See Ch. 115 KZC) | | | Maximum Lot Coverage | Maximum Height of Structure ABE = Average Building Elevation | |
|-----------|--|--|--|--|---|------------------------------|--|--|
| | | | Front | Side | Rear | | | |
| 30.30.040 | Community Facility | None | 20' PLA 5B: 20' ⁶ PLA 5C: 10' PLA 15A: 30' <u>12</u> | 10' PLA 5B: 10' ⁶ PLA 15A: 5' ³ | 10' PO: 20' PLA 5B: 10' ⁶ PLA 15A: See Chapter <u>83</u> KZC. | 70% PLA 15A, PLA 17A: 80% | PO, PLA 6B: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. ^{17, 18} PLA 15A: 30' above ABE. ¹⁹ | |
| 30.30.050 | Convalescent Center | 7,200 sq. ft. PO: None PR, PRA: 7,200 sq. ft. ¹⁸ | 20' PLA 5B: 20' ⁶ PLA 5C: 10' | 10' PLA 5B: 5' ^{3, 9} | 10' PO: 20' PLA 5B: 10' ⁶ | 70% PLA 17A: 80% | PO, PLA 6B: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. ^{17, 18} | |
| 30.30.060 | Detached, Attached or Stacked Dwelling Units | PR, PRA: 3,600 sq. ft. <u>20, 21</u> PLA 5B: 3,600 sq. ft. with at least 1,800 sq. ft. per unit. PLA 5C: 3,600 sq. ft. PLA 6B: 3,600 sq. ft. per dwelling unit. PLA 15A: 7,200 sq. ft. with at least 3,600 sq. ft. per unit PLA 17A: 5,000 sq. ft. per unit | 20' PLA 5B: 20' ⁸ PLA 5C: 10' PLA 15A: 30' ^{12, 13, 15} | Detached units: PR: 5' PRA, PLA 6B: 5' ¹⁰ PLA 5C: 5' ^{7, 10} Attached or stacked units: PR: 5' ³ PRA: 5' ¹⁰ PLA 5B: 5' ^{3, 6, 10} PLA 5C: 5' ^{3, 7, 10} PLA 6B, PL 17A: 5' ^{3, 10} PLA 15A: 5' ^{3, 15} | 10' ¹¹ PLA 5B: 10' ^{6, 11} PLA 15A: 10' ^{11, 15} | 70% PLA 15A: 80% | PR: 30' above ABE. ^{4, 22} PRA: 35' above ABE. ^{4, 5, 22} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 30' above ABE. ^{8, 18} PLA 6B: 30' above ABE. ^{9, 22} PLA 15A: 30' above ABE. ¹⁴ | |
| 30.30.070 | Detached Dwelling Unit | PR, PRA: 3,600 sq. ft. <u>20</u> PLA 5C, PLA 6B: 3,600 sq. ft. PLA 15A, PLA 17A: 5,000 sq. ft. | 20' PLA 15A: 30' ^{12, 23} | 5' PLA 15A: 5' ^{3, 23} PLA 17A: 5' ²⁴ | 10' PLA 15A: See Chapter <u>83</u> KZC. ²³ | 70% PLA 15A: 80% | PR: 30' above ABE. ^{4, 22} PRA: 35' above ABE. ^{4, 5, 22} PLA 5C: 25' above ABE. PLA 6B: 30' above ABE. ^{9, 22} PLA 15A, PLA 17A: 30' above ABE. | |
| 30.30.080 | Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and Marina | 5 acres with no less than 3,100 sq. ft. per dwelling unit. ^{25, 26, 28} | <u>27</u> | | | | | |
| 30.30.090 | Development Containing Stacked or Attached Dwelling Units and Office Uses | PR, PRA: 3,600 sq. ft. <u>21</u> PLA 5B: 3,600 sq. ft. with at least 1,800 sq. ft. per unit. PLA 5C: 3,600 sq. ft. PLA 6B: 3,600 sq. ft. per dwelling unit. | 20' PLA 5B: 20' ⁶ PLA 5C: 10' | PR: 5' ³ PRA: 5' PLA 5B: 5' ^{3, 6, 10} PLA 5C: 5' ^{3, 7, 10} PLA 6B: 5' ^{3, 10} | PR, PRA: 10' PLA 5B: 10' ^{6, 11} PLA 5C, PLA 6B: 10' ¹¹ | 70% | PR: 30' above ABE. ^{4, 22} PRA: 35' above ABE. ^{4, 5, 22} PLA 5B: 30' above ABE. PLA 5C: 30' above ABE. ^{8, 18} PLA 6B: 30' above ABE. ^{9, 22} | |

| USE | | Minimum Lot Size | REQUIRED YARDS (See Ch. 115 KZC) | | | Maximum Lot Coverage | Maximum Height of Structure ABE = Average Building Elevation |
|------------|--|--|--|--|--|------------------------------|---|
| | | | Front | Side | Rear | | |
| 30.30.100 | Funeral Home or Mortuary | PO: None PR, PRA: 7,200 sq. ft. ¹⁶ PLA 6B: 7,200 sq. ft. | 20' | 20' | 20' | 70% | PO: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 6B: 30' above ABE. ^{9, 22} |
| 30.30.110 | Government Facility | None | 20' PLA 5B: 20' ⁸ PLA 5C: 10' PLA 15A: 30' ¹² | 10' PLA 5B: 10' ⁶ PLA 15A: 5' ³ | 10' PO: 20' PLA 5B: 10' ⁶ PLA 15A: See Chapter 83 KZC. | 70% PLA 15A, PLA 17A: 80% | PO, PLA 6B: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. ^{17, 18} PLA 15A: 30' above ABE. ¹⁹ |
| 30.30.120* | Reserved | | | | | | |
| 30.30.130 | Hospital Facility | 1 acre | 20' | 10' | 20' | 70% | 30' above ABE. ⁹ |
| 30.30.140 | Marina | None | 30' ^{12, 30} | 5' ^{3, 30} | 30' | 80% | 30' above ABE. ^{19, 30} |
| 30.30.150 | Mini-School or Mini-Day-Care Center | 3,600 sq. ft. PO: None PR, PRA: 3,600 sq. ft. ² PLA 17A: 7,200 sq. ft. | 20' PLA 5B: 20' ⁸ PLA 5C: 10' | 5' ³ PRA: 5' PLA 5B: 5' ^{3, 8} PLA 5C: 5' ^{3, 7} | 10' PLA 5B: 10' ⁶ | 70% PLA 17A: 80% | PO, PLA 6B: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 30' above ABE. ^{8, 18} |
| 30.30.160 | Nursing Home | 7,200 sq. ft. PO: None PR, PRA: 7,200 sq. ft. ¹⁶ | 20' PLA 5B: 20' ⁸ PLA 5C: 10' | 10' PLA 5B: 5' ^{3, 8} | 10' PO: 20' PLA 5B: 10' ⁶ | 70% PLA 17A: 80% | PO, PLA 6B, PLA 15A: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. ^{17, 18} |
| 30.30.170 | Office Uses | None PLA 6B: 7,200 sq. ft. PLA 17AB: 7,200 sq. ft. per unit | 20' PLA 5B: 20' ⁸ PLA 5C: 10' PLA 15A: 30' ^{12, 13, 15} | 5' ³ PLA 5B: 5' ^{3, 8} PRA: 5' PLA 5C: 5' ^{3, 7} PLA 15A: 5' ^{3, 15} | 10' PLA 5B: 10' ⁶ PLA 15A: 10' ¹⁵ | 70% PLA 15A, PLA 17A: 80% | PO: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 30' above ABE. ^{8, 18} PLA 6B: 30' above ABE. ^{9, 22} PLA 15A: 30' above ABE. ¹⁴ |
| 30.30.180 | Passenger Only Ferry Terminal | None | 30' ¹² | 5' ³ | See Chapter 83 KZC. | 80% | 30' above ABE. ^{19, 30} |
| 30.30.190 | Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units | None | See Chapter 83 KZC. | | | - | See Chapter 83 KZC. |
| 30.30.200 | Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit | None | See Chapter 83 KZC. | | | - | See Chapter 83 KZC. |
| 30.30.210 | Public Access Pier, Public Access Facility, or Boardwalk | None | See Chapter 83 KZC. | | | - | See Chapter 83 KZC. |
| 30.30.220 | Public Park | Development standards will be determined on a case-by-case basis. | | | | | |

| USE | | Minimum Lot Size | REQUIRED YARDS (See Ch. 115 KZC) | | | Maximum Lot Coverage | Maximum Height of Structure ABE = Average Building Elevation |
|------------|---|--|--|--|--|------------------------------|---|
| | | | Front | Side | Rear | | |
| 30.30.230 | Public Utility | None | 20' PLA 5B: 20' ⁶ PLA 5C: 10' PLA 15A: 30' ¹² | 20' PO: 10' PLA 5B: 20' ⁶ PLA 15A: 5' ³ | 20' PLA 5B: 20' ⁶ PLA 5C: 10' PLA 15A: See Chapter 83 KZC. | 70% PLA 15A, PLA 17A: 80% | PO, PLA 6B: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. ^{17, 18} PLA 15A: 30' above ABE. ¹⁹ |
| 30.30.240 | Restaurant or Tavern | PO: None PR, PRA: 7,200 sq. ft. ¹⁶ | 20' | 10' | PO: 20' PR, PRA: 10' | 70% | PO: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} |
| 30.30.245* | Retail Establishment including Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop | PO: None ²⁹ PR, PRA: 7,200 sq. ft. ^{16, 29} | 20' | 10' | PO: 20' PR, PRA: 10' | 70% | PO: 30' above ABE. ⁹ PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} |
| 30.30.250* | Retail Establishment other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services | 7,200 sq. ft. ¹⁶ | 20' | 10' | 10' | 70% | PR: 30' above ABE. ⁴ PRA: 35' above ABE. ^{4, 5} |
| 30.30.260* | Retail Establishment providing banking or related financial service | PO: None PR, PRA: 7,200 sq. ft. ¹⁶ | 20' | 10' | PO: 20' PR, PRA: 10' | 70% | PO: 30' above ABE. ⁴ PR: 30' above ABE. ⁹ PRA: 35' above ABE. ^{4, 5} |
| 30.30.270 | School or Day-Care Center | 7,200 sq. ft. PO: None PR, PRA: 7,200 sq. ft. ¹⁶ | 20' PLA 5C: 10' | 5' ³ PRA: 5' PLA 5C: 5' ^{3, 7} | 10' | 70% PLA 17A: 80% | PO, PLA 6B: 30' above ABE. ⁹ PR: 30' above ABE. ^{4, 31} PRA: 35' above ABE. ^{4, 5, 31} PLA 5B, PLA 17A: 30' above ABE. ³¹ PLA 5C: 60' above ABE. ^{17, 18} |
| | | | 50' PLA 5B: If this use can accommodate 50 or more students or children, then: 50' | 50' PLA 5B: If this use can accommodate 13 to 49 students or children, then: 50' | 50' | | |
| 30.30.280 | Tour Boat | None | 30' ¹² | 5' ³ | See Chapter 83 KZC. | 80% | 30' above ABE. ^{19, 30} |
| 30.30.290 | Water Taxi | None | 30' ¹² | 5' ³ | See Chapter 83 KZC. | 80% | 30' above ABE. ^{19, 30} |

Density/Dimensions (DD) Special Regulations:

- DD-1. In the PR, PRA, PLA 5B and PLA 6B zones, for density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to one and one half times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met:
 - a. Project is of superior design, and
 - b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.
- DD-2. 8,500 square feet if PR 8.5 zone, 7,200 square feet if PR 7.2 zone, 5,000 square feet if PR 5.0 zone.
- DD-3. Five feet but two side yards must equal at least 15 feet.
- DD-4. If adjoining a low density zone other than RSA or RSX, then 25 feet above ABE.
- DD-5. See KZC 30.10.020(2).
- DD-6. The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased one foot for each one foot that structure exceeds 20 feet above ABE.
- DD-7. From easterly edge of PLA 5C – 15 feet.

- DD-8. a. If the development contains at least one acre, 60 feet above ABE, except for properties within 325 feet of the PLA 5C eastern boundary, then 40 feet above ABE.
- b. If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.8 acres, 52 feet above ABE.
- c. If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.4 acres, 40 feet above ABE.
- DD-9. If adjoining a low density zone other than RSX, then 25 feet above ABE.
- DD-10. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.
- DD-11. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.
- DD-12. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:
- a. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and
- b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and
- c. The design of the public use area is specifically approved by the City.
- DD-13. The required front yard for any portion of the structure over 30 feet in height above average building elevation shall be 35 feet. This required front yard cannot be reduced under DD-12 above for a public use area.
- DD-14. Structure height may be increased to 40 feet above ABE if:
- a. Obstruction of views from existing development lying east of Lake Washington Boulevard is minimized; and
- b. Maximum lot coverage is 80 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170; and
- c. Maximum building coverage is 50 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170 or any structure below finished grade; and
- d. A waterfront area developed and open for public use shall be provided with the location and design specifically approved by the City. Public amenities shall be provided, such as nonmotorized watercraft access or a public pier. A public use easement document shall be provided to the City for the public use area, in a form acceptable to the City. The City shall require signs designating the public use area; and
- e. The required public pedestrian access trail from Lake Washington Boulevard to the shoreline shall have a trail width of at least six feet and shall have a grade separation from the access driveway; and
- f. No roof top appurtenances, including elevator shafts, roof decks or plantings, with the exception of ground cover material on the roof not to exceed four inches in height, shall be on the roof of the building or within the required view corridors.
- DD-15. The minimum dimension of any yard, other than those listed, is five feet. Any required yard, other than the front required yard, may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached shall provide the minimum required yard.
- DD-16. 8,500 square feet if PR 8.5 zone.
- DD-17. Except for properties within 325 feet of the PLA 5C eastern boundary, then 40 feet above ABE.
- DD-18. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C.
- DD-19. Structure height may be increased to 35 feet above ABE if:
- a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and
- b. The increase is offset by a view corridor that is superior to that required by the General Regulations.
- DD-20. 8,500 square feet if PR 8.5 zone, 5,000 square feet if PR 5.0 zone.
- DD-21. With a residential density as established on the Zoning Map. Minimum amount of lot area per dwelling unit is as follows:
- a. In PR 8.5 zones, the minimum lot area per unit is 8,500 square feet.
- b. In PR 5.0 zones, the minimum lot area per unit is 5,000 square feet.
- c. In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet.
- d. In PR 2.4 and PRA 2.4 zones, the minimum lot area per unit is 2,400 square feet.
- e. In PR 1.8 and PRA 1.8 zones, the minimum lot area per unit is 1,800 square feet.

- DD-22. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above ABE is allowed.
 - DD-23. The minimum dimension of any yard, other than those listed, is five feet.
 - DD-24. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement.
 - DD-25. Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15A is computed using the following formula:

(The total lot area in square feet divided by 3,100) minus the unit count transferred to Planned Area 15B = the maximum permitted number of dwelling units.
 - DD-26. The maximum amount of allowable floor area for nonresidential use is computed using the following formula:

(The maximum number of dwelling units allowed on the subject property - the number of dwelling units proposed) x the average square footage of the dwelling units = amount of square footage available for nonresidential use.
 - DD-27. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and the degree to which public access, use and views are provided. Also see Chapter 83 KZC for required shoreline setback.
 - DD-28. Subsequent subdivision of an approved Master Plan into smaller lots is permitted; provided, that the required minimum acreage is met for the Master Plan.
 - DD-29. Gross floor area shall not exceed 3,000 square feet.
 - DD-30. Landward of the ordinary high water mark.
 - DD-31. For school use, structure height may be increased, up to 35 feet and 40 feet in PRA zones, if:
 - a. The school can accommodate 200 or more students; and
 - b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and
 - c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
 - d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
- This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.*

DD-32: For that portion of the PR 1.8 zone lying between 120th Ave. NE and 124th Ave. NE, the maximum building height of a structure shall be 60 feet above average building elevation.

Development Standards Table – Office Zones

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PRA 2.4; PR 1.8; PRA 1.8; PLA 5B, PLA 5C; PLA 6B; PLA 15A; PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.30, Density/Dimensions Table)

| Use | Landscape Category (Chapter 95 KZC) | Sign Category (Chapter 100 KZC) | Required Parking Spaces (Chapter 105 KZC) |
|---|---|------------------------------------|--|
| 30.40.010 Assisted Living Facility | D | A | 1.7 per independent unit. 1 per assisted living unit. |
| 30.40.020 Boat Launch (for Nonmotorized and/or Motorized Boats) | B | B | See KZC 105.25. |
| 30.40.030 Church | C | B | 1 for every 4 people based on maximum occupancy load of any area of worship. ³ |
| 30.40.040 Community Facility | C ⁴ PLA 15A: A ⁴ | B | See KZC 105.25. |
| 30.40.050 Convalescent Center | C | B | 1 for each bed. |
| 30.40.060 Detached, Attached or Stacked Dwelling Units | D PLA 17A: D ¹ | A | 1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements. PLA 17A: ² |

PUBLICATION SUMMARY
ORDINANCE O-4514

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING SECTION 30.30 OF THE KIRKLAND ZONING CODE REGARDING BUILDING HEIGHT IN PORTIONS OF THE PR 1.8 ZONE AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM16-00218.

SECTION 1. Provides amendments related to development regulations for the PR 1.8 zone (Section 30.30) of the Kirkland Zoning Code related to building height.

SECTION 2. Provides a severability clause for the ordinance.

SECTION 3. Authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as _____.

SECTION 4. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments..

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the ____ day of ____, 2016.

I certify that the foregoing is a summary of Ordinance _____ approved by the Kirkland City Council for summary publication.

City Clerk

**CITY OF KIRKLAND**123 Fifth Avenue, Kirkland, WA 98033 425.587.3000
www.kirklandwa.gov**MEMORANDUM**

To: Kurt Triplett, City Manager

From: Pattijean Hooper, Ph.D., Manager, Office of Emergency Management (OEM)

Date: April 7, 2016

Subject: *Cascadia Rising 2016* a Full Functional Exercise and Continuity of Operations and Continuity of Government Plan (COOP/COG Plan) Briefing

I. A large magnitude Cascadia Subduction Zone fault earthquake/tsunami/seiche is perhaps one of the most complex disaster scenarios that we face as emergency management and public safety officials in the Pacific Northwest. Due to this complexity, life-saving and life-sustaining response operations will hinge on the effective coordination and integration of governments at all levels: cities, counties, state agencies, federal department, the military, tribal nations – as well as non-governmental organizations and the private sector. *Cascadia Rising 2016* is a full functional exercise conducted in three states to practice response operations for a 9.0 earthquake.

Scope of the Exercise:

- This is a five-day functional exercise (this means we act as if a real incident has occurred)
- **Beginning on Tuesday June 7th** at 9:30 a.m. with a Directors level briefing
 - Shifts at the Emergency Operations Center (EOC) will be in 2 hour increments beginning at 10 a.m. and ending at 5 p.m. on Tuesday and beginning at 8 a.m. and ending at 5 p.m. Wednesday, Thursday, and Friday.
 - All city staff may be engaged one shift of the exercise after getting permission from their supervisor. Sign-up sheets will be available in May.
 - EOC position training is offered in May, and just-in-time training will be presented when exercise participants arrive in the EOC.
 - A Master Scenario Events List (MSEL) is the script of the exercise. It has been developed with 600 injects (lines of script for players to respond to). It is developed in concert with the King County Office of Emergency Management.
- **Ending on Saturday June 11th** at noon.
 - Exercise play on Saturday will involve community members engaged in emergency management
 - Community Emergency Response Teams, Amateur Radio Emergency Services, Map Your Neighborhood, Medical Reserve Corps, etc.
 - It will also engage emergent volunteers (untrained individuals who can work in tandem to support trained volunteers in response operations)
 - Kirkland Association of Neighborhoods, Senior Center, Tzu Chi Baptist Relief Foundation, FEMA Corps, Alliance of People with DisAbilities, etc.
 - Exercise play will take place at the Inglewood Presbyterian Church, a part of Kirkland OEMs Stone Soup Initiative. Play runs from 8 a.m. until 12 noon.

- **Engaging City Council Members**
 - A Council Study Session will be offered to provide chief elected officials an overview of emergency management roles, responsibilities, and operations, highlighting their obligations and redundancies currently in place.
 - The primary provider of emergency response is the local jurisdiction. State or federal resources will be used to assist or supplement, but not supplant local efforts. The Study Session will clarify state, federal, and non-governmental roles and resources related to local incidents.
 - Council members are welcome to engage in play during any of the EOC shifts and community response operations exercises.

- **Partnerships engaged in exercise play**
 - The purpose of emergency management operations is to provide timely warning and response to disaster incidents in order to save lives, protect property, protect the economic base, and preserve the environment. A local jurisdiction cannot do that on its own. One of the foundations of a strong local emergency management program is how it has developed its partnerships. Our saying is: *day-one of the incident is no time to be handing out business cards, you need to know who is coming to your disaster ahead of time!*
 - The Washington Air National Guard
 - Northshore Utilities District
 - Emergency Managers from the cities of: Bothell, Bellevue, Redmond, Mercer Island, and the Northshore Emergency Management Coalition
 - Green Cross
 - Field Innovation Team (Denver)
 - Greater Kirkland Citizen Corps Council
 - Community Emergency Response Teams
 - Amateur Radio Emergency Services
 - Alliance of People with DisAbilities
 - Tzu Chi Buddhist Disaster Relief Foundation

II. Continuity of Operations and Continuity of Government Plan (COOP/COG)

COOP is an effort by the City of Kirkland to ensure that primary mission essential functions continue to be performed during a wide range of emergencies (e.g. from localized smoke damage, or a cyber-attack, a department becoming a crime scene, to a major earthquake).

A COOP includes the following sections:

| | | | | |
|--------------------------|----------------------|-------------------------------|-------------------------------------|---------------------------|
| Essential Functions | Orders of Succession | Delegations of Authority | Continuity Facilities | Continuity Communications |
| Vital Records Management | Human Capital | Tests, Training and Exercises | Devolution of Control and Direction | Reconstitution |

COOP planning has begun via a series of interviews with Department Directors. At this point, 6 sections of the plan are complete (highlighted in green) with 4 sections remaining. The plan will be finished by 1 July 2016, circulated for review and edits, and presented to Council before September 2016.