



# CITY OF KIRKLAND

## CITY COUNCIL

James Lauinger, Mayor • Joan McBride, Deputy Mayor • Dave Asher • Mary-Alyce Burleigh  
Jessica Greenway • Tom Hodgson • Bob Sternoff • David Ramsay, City Manager

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### AGENDA

#### KIRKLAND CITY COUNCIL MEETING

City Council Chamber

Tuesday, June 17, 2008

6:00 p.m. – Study Session – Peter Kirk Room

7:30 p.m. – Regular Meeting

COUNCIL AGENDA materials are available on the City of Kirkland website [www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us), at the Public Resource Area at City Hall or at the Kirkland Library on the Friday afternoon prior to the City Council meeting. 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 (587-3190) or the City Manager's Office (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 587-3190, or for TTY service call 587-3111 (by noon on Monday) if we can be of assistance. If you should experience difficulty hearing the proceedings, please bring this to the attention of the Council by raising your hand.

1. *CALL TO ORDER*
2. *ROLL CALL*
3. *STUDY SESSION*, Peter Kirk Room
  - a. Downtown Kirkland Transit Center
4. *EXECUTIVE SESSION*
  - a. To Discuss Labor Negotiations
5. *SPECIAL PRESENTATIONS*
  - a. Purchasing Agent Barry Scott - Twenty Year Recognition
  - b. Mary Glodowski, Juanita High School, 2007 Presidential Award Recipient for Excellence in Mathematics and Science Teaching
  - c. Marie Hartford, Environmental Education Center
  - d. Kjristine Lund, Executive Director, King County Ferry District
6. *REPORTS*
  - a. *City Council*
    - (1) Regional Issues
  - b. *City Manager*
    - (1) Calendar Update

**EXECUTIVE SESSIONS** may be held by the City Council to discuss matters where confidentiality is required for the public interest, including buying and selling property, certain personnel issues, and lawsuits. An executive session is the only type of Council meeting permitted by law to be closed to the public and news media

**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.

7. *COMMUNICATIONS*

- a. *Items from the Audience*
- b. *Petitions*

**CONSENT CALENDAR** consists of those items which are considered routine, for which a staff recommendation has been prepared, and for items which Council has previously discussed and no further discussion is required. The entire Consent Calendar is normally approved with one vote. Any Council Member may ask questions about items on the Consent Calendar before a vote is taken, or request that an item be removed from the Consent Calendar and placed on the regular agenda for more detailed discussion.

8. *CONSENT CALENDAR*

- a. *Approval of Minutes:* (1) May 27, 2008  
(2) May 29, 2008  
(3) June 3, 2008  
(4) June 5, 2008

- b. *Audit of Accounts:*
  - Payroll* \$
  - Bills* \$

c. *General Correspondence*

- (1) Correspondence Regarding Burlington Northern Rail Corridor

d. *Claims*

e. *Award of Bids*

- (1) Awarding Contract for NE 126<sup>th</sup> Street/94<sup>th</sup> Avenue NE Channel Restoration Project to MVG, LLC of Maple Valley, WA and Approving the Request for an Additional \$36,900.00 in Funding

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

g. *Approval of Agreements*

- (1) Resolution R-4709, Authorizing the City Manager to Sign the Interlocal Agreement for Information Technology Services to be Provided to the Northshore Fire District by the City of Kirkland
- (2) Resolution R-4710, Approving a Sewer Facility Agreement with Jeff Wilson and Authorizing the City Manager to Sign Said Agreement on Behalf of the City of Kirkland
- (3) Resolution R-4713, Authorizing the City Manager to Execute a Temporary Lease Agreement for the Use of Office Space at Station 26 by the North East King County Regional Public Safety Communications Agency ("NORCOM")

**GENERAL CORRESPONDENCE**

Letters of a general nature (complaints, requests for service, etc.) are submitted to the Council with a staff recommendation. Letters relating to quasi-judicial matters (including land use public hearings) are also listed on the agenda. Copies of the letters are placed in the hearing file and then presented to the Council at the time the matter is officially brought to the Council for a decision.

**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.

*h. Other Items of Business*

- (1) Approve Correspondence Endorsing Environmental Education Center at Brightwater Wastewater Treatment Facility
- (2) Ordinance No. 4136, Amending the Biennial Budget for 2007-2008
- (3) Resolution R-4711, Ratifying Amendments to the King County Countywide Planning Policies and Reorganizing the 2007 King County Buildable Lands Report in Meeting the Reporting Requirements of RCW 36.70A.215
- (4) Resolution R-4712, Relinquishing Any Interest the City May Have, Except for a Utility Easement, in an Unopened Right-of-Way as Described Herein and Requested by Property Owner Carolyn J. Burrows
- (5) Report on Procurement Activities

*9. UNFINISHED BUSINESS*

- a.* Resolution R-4704, Related to Comprehensive Planning and Land Use and Expressing an Intent to Amend the Kirkland Comprehensive Plan, Ordinance 3481 as Amended, the Kirkland Zoning Code Ordinance 3719 as Amended, and Amending the Kirkland Zoning Map Ordinance 3710 as Amended, as a Result of the Gordon Hart Private Amendment Request (File ZON06-00019) and the TL9 Zoning Implementation Project (File ZON07-00023)

**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.

*10. NEW BUSINESS*

- a.* Correspondence Regarding Sound Transit 2 from the Cities of Kirkland, Redmond, Issaquah and Bellevue

**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.

*11. PUBLIC HEARINGS* – This quasi-judicial hearing is not open to testimony from the general public. Participation is limited per Kirkland Zoning Code 142.40.6

- \* *a.* Appealing Design Review Board Decision of the McLeod Mixed Use Project

*12. ANNOUNCEMENTS*

*13. ADJOURNMENT*

**CITY OF KIRKLAND****Department of Public Works****123 Fifth Avenue, Kirkland, WA 98033 425.587.3800****[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)**

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**MEMORANDUM**

**To:** David Ramsay, City Manager

**From:** Daryl Grigsby, Public Works Director  
Ray Steiger, PE, Capital Projects Manager

**Date:** June 6, 2008

**Subject:** Downtown Kirkland Transit Center – Study Session

RECOMMENDATION:

It is recommended that City Council conduct a study session and discussion on the Downtown Kirkland Transit Center.

BACKGROUND DISCUSSION:

The last time City Council discussed the Downtown Transit Center was during a study session in February, 2008, at completion of the 30% design and during the SEPA process. During the public comment period for SEPA, there were concerns submitted by surrounding neighbors regarding the proposed Determination of Non Significance (DNS); specifically noise related concerns about increased transit operations. Based on those concerns, the DNS was withdrawn by Sound Transit (ST). ST amended their contract with INCA Engineers, and additional noise analysis was undertaken.

A full noise analysis on the Project, meeting Federal Transit Authority guidelines completed in May, 2008, supported the original finding that no significant noise would be added to the facility as a result of the Project. The existing noise levels at and in the vicinity of the Transit Center during certain time periods is typical of an urban setting; traffic is currently the dominant source of noise. However, despite the absence of any audible difference of projected noise levels as a result of the Project, Sound Transit and Metro will continue to emphasize current procedures that limit idling time by busses using the Transit Center, and both Agencies continue to move toward increased use of diesel-hybrid technology considered slightly quieter than traditional diesel engine busses. A DNS was subsequently issued jointly by Sound Transit and the City of Kirkland. An appeal has been filed on behalf of residents near the Transit Center, and the appeal will be heard before an ST hearing examiner in the near future.

The ongoing concerns regarding noise notwithstanding, the Sound Transit Board recently approved the final design contract for the Transit Center design team. There remains a significant amount of design work to be done on the Transit Center, and any findings that may be as a result of the appeal process will have ample opportunity to be incorporated prior to completion of the final design. However, a potential three month delay for a hearing examiner outcome added to the now three month delay associated with the additional noise analysis would be challenging to overcome in the overall project delivery schedule.

This study session is an opportunity to discuss developments of the design since the last study session, introduce new design team members, and to discuss upcoming milestones in the Project.

Since February, the design team has worked diligently to consider the various comments received from the Council. Many of the comments received at the last study session lead the design team to step back and to revisit the original objectives of the Project. Because of the iterative nature of, and the passing of time between, our conversations with Council, a summary of the significant milestones and developments over the last two years is important to highlight and is included

Memorandum to David Ramsay

June 6, 2008

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within the memo (Attachment K). Enclosed with this material is a big picture “think piece” authored by David Hewitt that revisits the overall objective of the design team and the Project (Attachment A). Additionally included are all of the various issues, concerns, questions, and thoughts raised by the Council through the development of the design to date – “the Parking Lot” (Attachment B). In looking at the Parking Lot, consistent themes emerge over and over, and yet to look at all of these issues individually, now approximately 80, their resolution appears to be overwhelming. During the “revisiting” period since the last study session, Staff has prepared a different presentation of the comments – grouping comments by their core theme. That presentation is included as the Parking Lot vs. Themes (Attachment C). In this presentation format, the myriad of issues can all be traced back to the original tenants developed at the start of the Project.

Clearly core themes are being addressed by the evolving project, and it appears that certain elements will not be able to be accomplished by the Project. Another group of themes remain to be addressed completely as the design moves forward. From the perspective of accomplishments and progress, a lot has been done toward realizing the Community’s objectives which have been consistently stressed by the Council from the beginning of this project. The design team continues to work toward completion of the Project objectives, and Staff and the design team are eager to present the results of efforts over the last few months. Highlights that have been undertaken and that will be discussed in more detail at the Study Session include:

- Team has undertaken additional work on issues raised by Council related to the Trellis design, lighting, patron and pedestrian cover/shelter, interfacing with Peter Kirk Park;
- Sound Transit has utilized members of the Kirkland Cultural Council including a youth member and has selected a project artist (will be available at the Study Session);
- The lighting designer has started;
- Coordinated construction plans/specs with King County DNR and working on interface relationships at the soon to be upgraded Lift Station;
- Moving forward with design/construction of Third and Kirkland Signal (current bid date will be fall '08);
- Moving forward with improvements needed to relocate busses to Central Way off of Third Street during construction;
- Moving forward with coordination of moving the Wednesday market during construction.

The current schedule anticipates completion of the 60% design this fall. The completion of final PS&E is scheduled for summer of 2009 with construction beginning in the fall of 2009. Based on a 12 to 18 months construction period, completion is projected for the fall/winter of 2010. Construction of the Pump Station will be immediately following and will continue for an estimated 24 months.

The Study session is intended to gain additional feedback. The design team will incorporate your feedback, prepare an informational mailer for an upcoming community open house July 22 or 23 where the design will be presented to the community. Over the next few months the schedule will be to complete our interlocal agreement with ST and resolve ongoing maintenance responsibilities, and this fall return to Council with more refined colors, materials, artistic content, lighting and other finishes for Council consideration.

Attachments:

- A) Letter from David Hewitt
- B) “Parking Lot” update
- C) Parking lot vs. design themes
- D) Revised trellis concept
- E) Integration into Park berm concept
- F) Weather protection exhibit
- G) Denise Simpson (lighting design) resume/portfolio
- H) Carolyn Law (project artist) web page excerpts
- I) Lighting concepts
- J) Location synopsis
- K) Design synopsis
- L) Budget breakdown

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Tuesday, June 17, 2008

Kirkland City Councilmembers  
City of Kirkland  
123 5th Avenue  
Kirkland WA, 98033

**Re: Kirkland Transit Center**

Dear Councilmembers,

We have all been considering the aesthetic implications of the Transit Center for some time. To the design team this complex question must be addressed on many levels. It is a civic project, functional in basis, which has broad implications about the City. It would be our aspiration to represent the best of Kirkland, now and in the future. Below are a few thoughts about what the Transit Center can be for your consideration.

While the desire to build a great transportation network has been with us for some time, recent economic events illustrate the wisdom of this goal vividly. There is little expansion of service from the Kirkland Transit Center - the real goal is elevating the level of service that is convenient, safe and accommodating for the users and a source of pride for the City. Riding the bus can easily be a preferred mode of transportation in the future. The Transit Center will really foreshadow a new thought pattern for us all, that of the role of public transportation.

Technology and service are the backbone of Kirkland's economy. It is a city of intellectual base. It seems appropriate to us that a City honor its past but look to the future for its civic expression. This is an argument even the Federal government makes in its historic guidelines. We believe that the City of Kirkland deserves more than replication of another period for its vision of the future.

We have spoken on many occasions about the richness of the site. It is part slope and part straight, part commercial and part civic, part cerebral and part physical, part private and part public and all very central and important. The expansion of the Library is an unexpected opportunity to extend the sphere of the visual impact and interest to the users of the entire area. It is only correct for the Transit Center to reflect these wonderful aspects and provide on going interest to the citizens of Kirkland and the patrons of the system.

In our last meeting the Council asked us to consider a number of issues. We believe we have done that. The results have made significant changes in the form of the Park Tellis and the integration of Transit Center improvements with the Peter Kirk Park berm in particular. We look forward to a productive discussion.

Sincerely,



David Hewitt, FAIA, Principal

**DESIGN/FUNCTION ISSUES RAISED BY KIRKLAND CITY COUNCIL  
(AKA "The Parking Lot")**

Ref #	Date	Forum	Issue/Comment	Core Theme	Response/Status	Incorporated
1	7/18/06	City Council study session	Define the impact to the grass/trees at the Library/garage	H	shown in site plans	✓
2			Define excellent amenities, signage, etc	D	ongoing	
3			Option A would be possible if we could reclaim some of the green: i.e. Green roof at the metro pump station (KC staff needs to come on board)	I	green roof concept on Trellis was not compatible with visual preferences	not recommended
4			Need to enhance pedestrian safety at the north (Central) end and south (Kirkland Ave) end	C	utilizing unique paving pattern, signal timing will provide crossing time	✓
5			Come back with ideas of how not to lose the park; if you can't then provide commensurate green space	I	ongoing; new Park integration concept June 2008	
6	8/23/06	Transportation Commission mtg	mitigate Park/TC interface now held by trees	I	ongoing; new Park integration concept June 2009	
7			the median design needs to be safe for pedestrians/vehicles	C	during 30% to 60% design development; visibility issues being studied	
9	2/26/07	City Council study session	Park Lane one way or two way?	H	Park Lane will be two way, right in-right out only	✓
10			Pavers used as traffic calming devices? Paver design must be durable -- too many bad examples	D	looking for various alternatives to pavers	
11			How can we incorporate a water feature into this?	H	Maintenance concerns; no water feature is proposed with Transit Center	not recommended
12			Please include CPTED	C	Eyes on the street was central concept, will be additionally reinforced by Library redesign	✓
13			Pedestrian safety at the key intersections must be emphasized.	C	different paving patterns and lighting will be incorporated; flashing crosswalk and consolidation of multiple crossings at Park Lane	✓
14	3/5/07	City Council study session	I would still like to see attempts at trees in the median island perhaps at the crossing – one or two per leg. Also, Kirkland staff met with the antique mall folks again. We are discussing a mountable curb adjacent to the alley that will allow them one-way eastbound to south bound WB-50 movements. For the trade-off of 2-3 vehicles per week, this may be acceptable at the intersection	H	Current plan incorporates medians in trees, however placement and number will be based on safety issues involved with median design (including plantings, lights, and pedestrian barrier).	✓
15			The transit center should play a connector role between Park Lane and Peter Kirk Park - very important	N	Agree completely, and the design will address this; we will continue to focus on the connection across Third Street, details that will draw the pedestrians east and west along the Park Lane spine, and work towards solutions that blur the edge of the transit center and the Park vs a barrier.	
16			The emphasis should be on quality (rather than quantity) e.g. high quality paving materials, lighting, plants etc.	D	Don't spend the budget on big architectural statements, keep it in the finishes.	
17			Providing real overhead cover that is functional (not just decorative) - very important.	E	Some glass is o.k. but it needs to be focused on where the transit riders will congregate and be used while they are in the transit center, put it where they spend their time. rain/wind analysis are being provided June 2008.	✓
18			The pump station needs to be hidden (water treatment, art etc).	K	King County DNR staff is coordinating lift station expansion with Transit Center. Landscaping and surrounding pedestrian facilities will be consistent, however external building design of lift station has not been developed. Project will require Kirkland design review board approval. King County art budget will be added to Transit Center project and opportunities for use of the lift station are under consideration.	
19			The greener the better.	M	Low impact development strategies/opportunities are being explored during design; traffic signal will include LED lighting, surface water treatment alternatives are being studied.	
20			Include recycling facilities.	M	Kirkland is working with Waste Management on service options, however facilities are being incorporated into design.	✓
21			Work with Parks to see if there is a joint development opportunity as it relates to the restrooms.	J	The project will continue to move forward and it is not in a position to stop/wait/etc. for a park restroom redevelopment project to be funded and designed. Sound Transit does not provide restrooms in their facilities such as the Kirkland Transit Center, however designs in context with their neighbors and surroundings are what they are attempting to accomplish. We will continue to work with the Parks Department and coordinate on the interface with the restroom. We will look at areas where we can emphasize compatibility and potential leverage opportunities.	
22			Traditional/human scale architecture	B/G	The Design team sees these as potentially two separate issues. In this context "traditional" as opposed to demonstrative and/or grandiose. The project will be designed to complement visual cues from the surrounding buildings, existing Kirkland pedestrian lighting, signage and landscaping elements – this will be a more restrained design. Regarding the human scale element, agree completely. Special emphasis will be made on the pedestrian lighting, benches, crosswalks, and plantings in keeping with the pedestrian look and feel of the downtown area.	
23			Lots of interest in ambient lighting - again high quality.	F	lighting plan being refined and will be available at 60% design phase	
24			Check out Wilmot Park in Woodinville for good example of trellis/arbor.	L	site visits and pictures incorporated into the design	✓

**DESIGN/FUNCTION ISSUES RAISED BY KIRKLAND CITY COUNCIL  
(AKA "The Parking Lot")**

Ref #	Date	Forum	Issue/Comment	Core Theme	Response/Status	Incorporated
25			Consensus was reached on seeking additional feedback from the community on the two design concepts preferred by the Council: 1) the Park Pergola and 2) the Park Gateway. The other two concepts – Urban Gateway and Park Icons – will be available at the open house but were not selected by the Council for further consideration.	A	the Park Trellis was supported as preferred alternative by Community based on open house feedback.	✓
26	6/5/07	City Council	Is the "hat" pyramid a done deal	L	concept revised	✓
27			Want more involvement prior to 30% completion	A	Study session prior to 30% design held Fall '07	✓
28			don't want to slow the process but want to be involved with design decisions	A	Study session prior to 30% design held Fall '07	✓
29			Green design within the structures --- want something different	M	ongoing	
30	Undated	Letter to Sound Transit	The Transit Center must become a "Green" link between downtown and Peter Kirk Park	M	ongoing	
31			Enhancement of the Park Lane corner to strengthen and enlarge the western end of the pedestrian connection to Peter Kirk Park	N	can be reviewed when Trellis concept is developed further	
32			Consider land swap with Antique Mall development at the south west corner of Park Lane and Third Street	J	Developer has been approached and is not in favor of proposal	not recommended
33			Take advantage of a unique opportunity to use the blank façade of the existing King County pump station as artistic enhancement, such as a water feature.	J	KCDNR's staff exploring joint opportunities to interface transit center and lift station	
34	7/17/07	City Council study session	No detention required? Is there an oil/water separator?	M	the review and study of treatment/conveyance of surface water is being developed	
35			Do it right the first time. This has to be first class. A dollar less than \$13.3 mil is too little.	D	budget is \$13.3 M; construction cost estimates will be distributed June 2008; final costs not anticipated until bid opening	
36			What about the design of the median? Will it stop people and still be beautiful?	D	Current plan incorporates medians in trees, however placement and number will be based on safety issues involved with median design (including plantings, lights, and pedestrian barrier)	✓
37			When will the signal at Third and Kirkland be built?	H	Project will be bid in Fall of 2008	---
38			How will the driveways to the antique mall work?	H	Alley will be one-way east bound (as it currently is) with mountable curb at median; driveway from Park Lane will be maintained	---
39			We have to figure out how to make the lift station fit in to this design, integrate the KC project with ours. It should be beautiful, but don't use art budget.	H	DNR has joined meetings for Transit Center and project schedules are now being coordinated. Interface of east pump station wall is being developed.	✓
40			The controller cabinet for the signal at 3rd/Kirkland by the bears is hideous, don't make it the black eye on an otherwise beautiful face	H	During the design of the signal, options for signal cabinet screening are being explored by INCA; options could include landscape or hardscape screening, possible location for signal cabinet art	✓
41			GREEN all shades of green. This has to be an "adventurousome" project in terms of greenness.	M	ongoing	
42			Transit center: What about the 4th of July parade route and the proposed median on 3rd?	H	Rerouting/reconfiguration of the parade route will be required as a trade off to pedestrian enhancements	---
43			Kirkland Cultural Council involved with the Artist selection	A	Two members of the KCC were on selection committee	✓
44	9/18/07	City Council study session	would like to have a youth council member on the art selection committee	A	Youth member was on selection committee	✓
45			will the pavers be colored or painted?	D	the pavers will be made of a consistent color -- no paint or dye	---
46			want to have a better representation of the height context -- seems too big; pedestrian scale canopy Don't want pedestrians walking under it to feel dwarfed	B	design team attempting to balance human scale and demonstrative sense of place (somewhat competing project goals). Surrounding context such as adjacent Library building being considered.	
47			eliminate the tall lights in the median -- can they be focussed more at the task level? Use lower lights	F	lighting plan being refined and will be available at 60% design phase	
48			like the green roof, but want to have a "warmer" wood underside for better visual appeal	D	wood underside incorporated into trellis	✓
49			love the existing garage/library landing and staircase -- don't lose those; people congregate there	H	new landing & staircase will replicate/improve the existing conditions	✓
50			lighting needs to address safety and yet be beautiful	F	lighting plan being refined and will be available at 60% design phase	
51			can lights be incorporated into the structure	F	lighting plan being refined and will be available at 60% design phase	
52			incorporate the vertical elements of the woodinville Wilmont Park for the trellis	L	vertical elements are included	✓
53			keep the underside of the trellis light -- incorporate skylights if possible	L	Trellis shelter has been revised to include significant glazing adjacent to green roof	✓
54			move the Park Trellis further west "into" the street corridor to be more visible/cover -- use cantilever?	E	shelter was moved west and cantilevered for pedestrian/patron shelter effect	✓
55			want a more traditional/classic cantilever	L	horizontal planes vs peak incorporated	✓
56			the center median lighting is critical -- no fixture should be above the shelter's high point	F	lighting plan being refined and will be available at 60% design phase	
57			broad ambient lighting is a bad thing...make it focussed on the pedestrians	F	lighting plan being refined and will be available at 60% design phase	
58			can any type of sound deadening/dampening be incorporated?	H	exploring use of rubber sidewalk panels; also addresses sustainable design focus	
59	2/5/08	City Council study session	Provide figures on the ridership growth as a part of SEPA letter response	H	ridership projections included in the SEPA/noise documentation	✓
60			will the additional noise study lead to mitigation measures?	H	none are proposed as noise levels are similar to existing patterns	not recommended
61			Coordinated paving of new utilities ought to save KCDNR \$; have them add something	J	Art budget identified in KCDNR project will be added to Transit Center	
62			look at the practicality and impacts of using "quiet" pavement vs. concrete for noise	H	durability is still under study by WSDOT	
63			Include some sort of LID storm water treatments	M	the review and study of treatment/conveyance of surface water is being developed	
64			Need additional weather protection for patrons	E	rain/wind analysis are being provided June 2008	

**DESIGN/FUNCTION ISSUES RAISED BY KIRKLAND CITY COUNCIL  
(AKA "The Parking Lot")**

Ref #	Date	Forum	Issue/Comment	Core Theme	Response/Status	Incorporated
65			Feels too tall; is this in the presentation perspectives or is it actually?	<b>B</b>	design team attempting to balance human scale and demonstrative sense of place (somewhat competing project goals). Surrounding context such as adjacent Library building being considered.	
66			More integration with the Park at the berm	<b>I</b>	previous objective was to minimize footprint into Park; new Park integration concept will be introduced June 2008	
67			We are not seeing "traditional"; a cantilever is not traditional	<b>G</b>	Cantilever concept was outcome of community design preference process. Design team attempting to balance surrounding context with "traditional" (somewhat competing project goals). Adjacent Library, Teen Center, Performing Arts Center and Kirkland City Hall provide examples of more demonstrative civic facilities.	
68			Need to do a better job of extending the Park across Third Street	<b>N</b>	Integrated art has yet been introduced into the project	
69			What happened to the idea of echoing the theme on the west side of Park Lane	<b>N</b>	can be reviewed when Trellis concept is developed further	
70			The plants shown on the green roof don't work	<b>M</b>	green roof concept on Trellis was not compatible with visual preferences	<b>not recommended</b>
71			Integrate the northeast shelters into the berm	<b>I</b>	previous objective was to minimize footprint into Park; new Park integration concept will be introduced June 2008	
72			Design the transit center by taking cues from the Library (i.e. an extension of that)	<b>H</b>	design team attempting to balance demonstrative sense of place and human scale (somewhat competing project goals). Surrounding context such as adjacent Library building being considered and revised Trellis considers Library cues	
73			Better ideas of sustainable design and integrating green	<b>M</b>	ongoing	
74			What about using LED lights in the Transit Center	<b>M</b>	ongoing	
75			Mercer Island park and ride is a good example of what we are looking for	<b>H</b>	Integrated art has yet to be introduced into the project and forms basis of selected Artist's proposal	
76			Use bollards to activate the flashing pedestrian lights	<b>C</b>	a number of factors suggest that their use in this location would not be recommended: width of pedestrian crossing (approximately 25' on the east and 15' wide on the west), required proximity to travel lane, center median refuge being incorporated into project, uniqueness of application in Kirkland	<b>not recommended</b>
77			Include special paving patterns at the Central and Kirkland crosswalks.	<b>C</b>	utilizing unique paving pattern	✓
78			Bury the signal cabinet at Third and Kirkland Ave	<b>H</b>	options for screening as a part of the Third and Kirkland Traffic signal are underway	

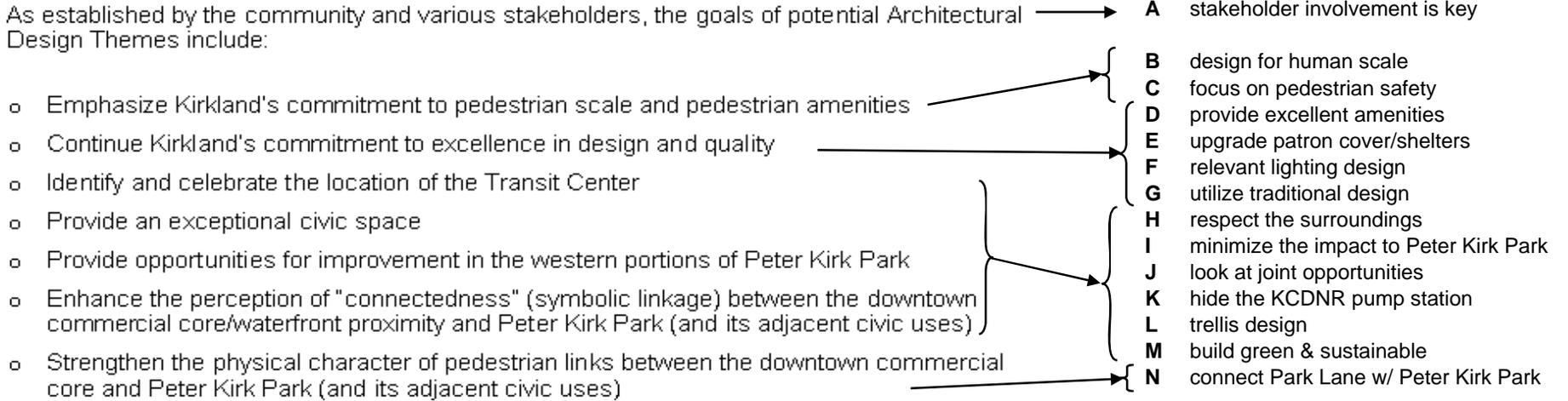
**Goals of the Architectural Design Themes**

**Core Theme**

As established by the community and various stakeholders, the goals of potential Architectural Design Themes include:

- o Emphasize Kirkland's commitment to pedestrian scale and pedestrian amenities
- o Continue Kirkland's commitment to excellence in design and quality
- o Identify and celebrate the location of the Transit Center
- o Provide an exceptional civic space
- o Provide opportunities for improvement in the western portions of Peter Kirk Park
- o Enhance the perception of "connectedness" (symbolic linkage) between the downtown commercial core/waterfront proximity and Peter Kirk Park (and its adjacent civic uses)
- o Strengthen the physical character of pedestrian links between the downtown commercial core and Peter Kirk Park (and its adjacent civic uses)

- A** stakeholder involvement is key
- B** design for human scale
- C** focus on pedestrian safety
- D** provide excellent amenities
- E** upgrade patron cover/shelters
- F** relevant lighting design
- G** utilize traditional design
- H** respect the surroundings
- I** minimize the impact to Peter Kirk Park
- J** look at joint opportunities
- K** hide the KCDNR pump station
- L** trellis design
- M** build green & sustainable
- N** connect Park Lane w/ Peter Kirk Park



Ref #	Issue/Comment	Core Theme	Response/Status	Incorporated
25	Consensus was reached on seeking additional feedback from the community on the two design concepts preferred by the Council: 1) the Park Pergola and 2) the Park Gateway. The other two concepts – Urban Gateway and Park Icons – will be available at the open house but were not selected by the Council for further consideration.	A	the Park Trellis was supported as preferred alternative by Community based on open house feedback.	✓
27	Want more involvement prior to 30% completion	A	Study session prior to 30% design held Fall '07	✓
28	don't want to slow the process but want to be involved with design decisions	A	Study session prior to 30% design held Fall '07	✓
43	Kirkland Cultural Council involved with the Artist selection	A	Two members of the KCC were on selection committee	✓
44	would like to have a youth council member on the art selection committee	A	Youth member was on selection committee	✓
46	want to have a better representation of the height context -- seems too big; pedestrian scale canopy Don't want pedestrians walking under it to feel dwarfed	B	design team attempting to balance human scale and demonstrative sense of place (somewhat competing project goals). Surrounding context such as adjacent Library building being considered.	
65	Feels too tall; is this in the presentation perspectives or is it actually?	B	design team attempting to balance human scale and demonstrative sense of place (somewhat competing project goals). Surrounding context such as adjacent Library building being considered.	
22	Traditional/human scale architecture	B/G	The Design team sees these as potentially two separate issues. In this context "traditional" as opposed to demonstrative and/or grandiose. The project will be designed to complement visual cues from the surrounding buildings, existing Kirkland pedestrian lighting, signage and landscaping elements – this will be a more restrained design. Regarding the human scale element, agree completely. Special emphasis will be made on the pedestrian lighting, benches, crosswalks, and plantings in keeping with the pedestrian look and feel of the downtown area.	
4	Need to enhance pedestrian safety at the north (Central) end and south (Kirkland Ave) end	C	utilizing unique paving pattern, signal timing will provide crossing time	✓
7	the median design needs to be safe for pedestrians/vehicles	C	during 30% to 60% design development; visibility issues being studied	
12	Please include CPTED	C	Eyes on the street was central concept, will be additionally reinforced by Library redesign	✓
13	Pedestrian safety at the key intersections must be emphasized.	C	different paving patterns and lighting will be incorporated; flashing crosswalk and consolidation of multiple crossings at Park Lane	✓
76	Use bollards to activate the flashing pedestrian lights	C	a number of factors suggest that their use in this location would not be recommended: width of pedestrian crossing (approximately 25' on the east and 15' wide on the west), required proximity to travel lane, center median refuge being incorporated into project, uniqueness of application in Kirkland	not recommended
77	Include special paving patterns at the Central and Kirkland crosswalks.	C	utilizing unique paving pattern	✓
2	Define excellent amenities, signage, etc	D	ongoing	
10	Pavers used as traffic calming devices? Paver design must be durable -- too many bad examples	D	looking for various alternatives to pavers	
16	The emphasis should be on quality (rather than quantity) e.g. high quality paving materials, lighting, plants etc.	D	Don't spend the budget on big architectural statements, keep it in the finishes.	
35	Do it right the first time. This has to be first class. A dollar less than \$13.3 mil is too little.	D	budget is \$13.3 M; construction cost estimates will be distributed June 2008; final costs not anticipated until bid opening	
36	What about the design of the median? Will it stop people and still be beautiful?	D	Current plan incorporates medians in trees, however placement and number will be based on safety issues involved with median design (including plantings, lights, and pedestrian barrier)	✓
45	will the pavers be colored or painted?	D	the pavers will be made of a consistent color -- no paint or dye	---
48	like the green roof, but want to have a "warmer" wood underside for better visual appeal	D	wood underside incorporated into trellis	✓
17	Providing real overhead cover that is functional (not just decorative) - very important.	E	Some glass is o.k. but it needs to be focused on where the transit riders will congregate and be used while they are in the transit center, put it where they spend their time. rain/wind analysis are being provided June 2008.	✓
54	move the Park Trellis further west "into" the street corridor to be more visible/cover -- use cantilever?	E	shelter was moved west and cantilevered for pedestrian/patron shelter effect	✓
64	Need additional weather protection for patrons	E	rain/wind analysis are being provided June 2008	
23	Lots of interest in ambient lighting - again high quality.	F	lighting plan being refined and will be available at 60% design phase	
47	eliminate the tall lights in the median -- can they be focussed more at the task level? Use lower lights	F	lighting plan being refined and will be available at 60% design phase	
50	lighting needs to address safety and yet be beautiful	F	lighting plan being refined and will be available at 60% design phase	

Ref #	Issue/Comment	Core Theme	Response/Status	Incorporated
51	can lights be incorporated into the structure	F	lighting plan being refined and will be available at 60% design phase	
56	the center median lighting is critical -- no fixture should be above the shelter's high point	F	lighting plan being refined and will be available at 60% design phase	
57	broad ambient lighting is a bad thing...make it focussed on the pedestrians	F	lighting plan being refined and will be available at 60% design phase	
67	We are not seeing "traditional"; a cantilever is not traditional	G	Cantilever concept was outcome of community design preference process. Design team attempting to balance surrounding context with "traditional" (somewhat competing project goals). Adjacent Library, Teen Center, Performing Arts Center and Kirkland City Hall provide examples of more demonstrative civic facilities.	
1	Define the impact to the grass/trees at the Library/garage	H	shown in site plans	✓
9	Park Lane one way or two way?	H	Park Lane will be two way, right in-right out only	✓
11	How can we incorporate a water feature into this?	H	Maintenance concerns; no water feature is proposed with Transit Center	not recommended
14	I would still like to see attempts at trees in the median island perhaps at the crossing – one or two per leg. Also, Kirkland staff met with the antique mall folks again. We are discussing a mountable curb adjacent to the alley that will allow them one-way eastbound to south bound WB-50 movements. For the trade-off of 2-3 vehicles per week, this may be acceptable at the intersection	H	Current plan incorporates medians in trees, however placement and number will be based on safety issues involved with median design (including plantings, lights, and pedestrian barrier).	✓
37	When will the signal at Third and Kirkland be built?	H	Project will be bid in Fall of 2008	---
38	How will the driveways to the antique mall work?	H	Alley will be one-way east bound (as it currently is) with mountable curb at median; driveway from Park Lane will be maintained	---
39	We have to figure out how to make the lift station fit in to this design, integrate the KC project with ours. It should be beautiful, but don't use art budget.	H	DNR has joined meetings for Transit Center and project schedules are now being coordinated. Interface of east pump station wall is being developed.	✓
40	The controller cabinet for the signal at 3rd/Kirkland by the bears is hideous, don't make it the black eye on an otherwise beautiful face	H	During the design of the signal, options for signal cabinet screening are being explored by INCA; options could include landscape or hardscape screening, possible location for signal cabinet art	✓
42	Transit center: What about the 4th of July parade route and the proposed median on 3rd?	H	Rerouting/reconfiguration of the parade route will be required as a trade off to pedestrian enhancements	---
49	love the existing garage/library landing and staircase -- don't lose those; people congregate there	H	new landing & staircase will replicate/improve the existing conditions	✓
58	can any type of sound deadening/dampening be incorporated?	H	exploring use of rubber sidewalk panels; also addresses sustainable design focus	
59	Provide figures on the ridership growth as a part of SEPA letter response	H	ridership projections included in the SEPA/noise documentation	✓
60	will the additional noise study lead to mitigation measures?	H	none are proposed as noise levels are similar to existing patterns	not recommended
62	look at the practicality and impacts of using "quiet" pavement vs. concrete for noise	H	durability is still under study by WSDOT	
72	Design the transit center by taking cues from the Library (i.e. an extension of that)	H	design team attempting to balance demonstrative sense of place and human scale (somewhat competing project goals). Surrounding context such as adjacent Library building being considered and revised Trellis considers Library cues	
75	Mercer Island park and ride is a good example of what we are looking for	H	Integrated art has yet to be introduced into the project and forms basis of selected Artist's proposal	
78	Bury the signal cabinet at Third and Kirkland Ave	H	options for screening as a part of the Third and Kirkland Traffic signal are underway	
3	Option A would be possible if we could reclaim some of the green: i.e. Green roof at the metro pump station (KC staff needs to come on board)	I	green roof concept on Trellis was not compatible with visual preferences	not recommended
5	Come back with ideas of how not to lose the park; if you can't then provide commensurate green space	I	ongoing; new Park integration concept June 2008	
6	mitigate Park/TC interface now held by trees	I	ongoing; new Park integration concept June 2009	
66	More integration with the Park at the berm	I	previous objective was to minimize footprint into Park; new Park integration concept will be introduced June 2008	
71	Integrate the northeast shelters into the berm	I	previous objective was to minimize footprint into Park; new Park integration concept will be introduced June 2008	

Ref #	Issue/Comment	Core Theme	Response/Status	Incorporated
21	Work with Parks to see if there is a joint development opportunity as it relates to the restrooms.	J	The project will continue to move forward and it is not in a position to stop/wait/etc. for a park restroom redevelopment project to be funded and designed. Sound Transit does not provide restrooms in their facilities such as the Kirkland Transit Center, however designs in context with their neighbors and surroundings are what they are attempting to accomplish. We will continue to work with the Parks Department and coordinate on the interface with the restroom. We will look at areas where we can emphasize compatibility and potential leverage opportunities.	
32	Consider land swap with Antique Mall development at the south west corner of Park Lane and Third Street	J	Developer has been approached and is not in favor of proposal	<b>not recommended</b>
33	Take advantage of a unique opportunity to use the blank façade of the existing King County pump station as artistic enhancement, such as a water feature.	J	KCDNR's staff exploring joint opportunities to interface transit center and lift station	
61	Coordinated paving of new utilities ought to save KCDNR \$; have them add something	J	Art budget identified in KCDNR project will be added to Transit Center	
18	The pump station needs to be hidden (water treatment, art etc).	K	King County DNR staff is coordinating lift station expansion with Transit Center. Landscaping and surrounding pedestrian facilities will be consistent, however external building design of lift station has not been developed. Project will require Kirkland design review board approval. King County art budget will be added to Transit Center project and opportunities for use of the lift station are under consideration.	
24	Check out Wilmot Park in Woodinville for good example of trellis/arbor.	L	site visits and pictures incorporated into the design	✓
26	Is the "hat" pyramid a done deal	L	concept revised	✓
52	incorporate the vertical elements of the woodinville Wilmont Park for the trellis	L	vertical elements are included	✓
53	keep the underside of the trellis light -- incorporate skylights if possible	L	Trellis shelter has been revised to include significant glazing adjacent to green roof	✓
55	want a more traditional/classic cantilever	L	horizontal planes vs peak incorporated	✓
19	The greener the better.	M	Low impact development strategies/opportunities are being explored during design; traffic signal will include LED lighting, surface water treatment alternatives are being studied.	
20	Include recycling facilities.	M	Kirkland is working with Waste Management on service options, however facilities are being incorporated into design.	✓
29	Green design within the structures --- want something different	M	ongoing	
30	The Transit Center must become a "Green" link between downtown and Peter Kirk Park	M	ongoing	
34	No detention required? Is there an oil/water separator?	M	the review and study of treatment/conveyance of surface water is being developed	
41	GREEN all shades of green. This has to be an "adventurousome" project in terms of green-ness.	M	ongoing	
63	Include some sort of LID storm water treatments	M	the review and study of treatment/conveyance of surface water is being developed	
70	The plants shown on the green roof don't work	M	green roof concept on Trellis was not compatible with visual preferences	<b>not recommended</b>
73	Better ideas of sustainable design and integrating green	M	ongoing	
74	What about using LED lights in the Transit Center	M	ongoing	
15	The transit center should play a connector role between Park Lane and Peter Kirk Park - very important	N	Agree completely, and the design will address this; we will continue to focus on the connection across Third Street, details that will draw the pedestrians east and west along the Park Lane spine, and work towards solutions that blur the edge of the transit center and the Park vs a barrier.	
31	Enhancement of the Park Lane corner to strengthen and enlarge the western end of the pedestrian connection to Peter Kirk Park	N	can be reviewed when Trellis concept is developed further	
68	Need to do a better job of extending the Park across Third Street	N	Integrated art has yet been introduced into the project	
69	What happened to the idea of echoing the theme on the west side of Park Lane	N	can be reviewed when Trellis concept is developed further	



**Aerial View - from South West**  
**(Showing Revised Park Trellis)**



View of (Revised) Park Trellis



INCA HEWITT

Kirkland Transit Center  
June 17, 2008



**View from Park Lane & 3<sup>rd</sup> Street Intersection- Looking East**  
(Showing Revised Park Trellis)



**View along 3rd Street - Looking North**  
(Showing Revised Park Trellis)



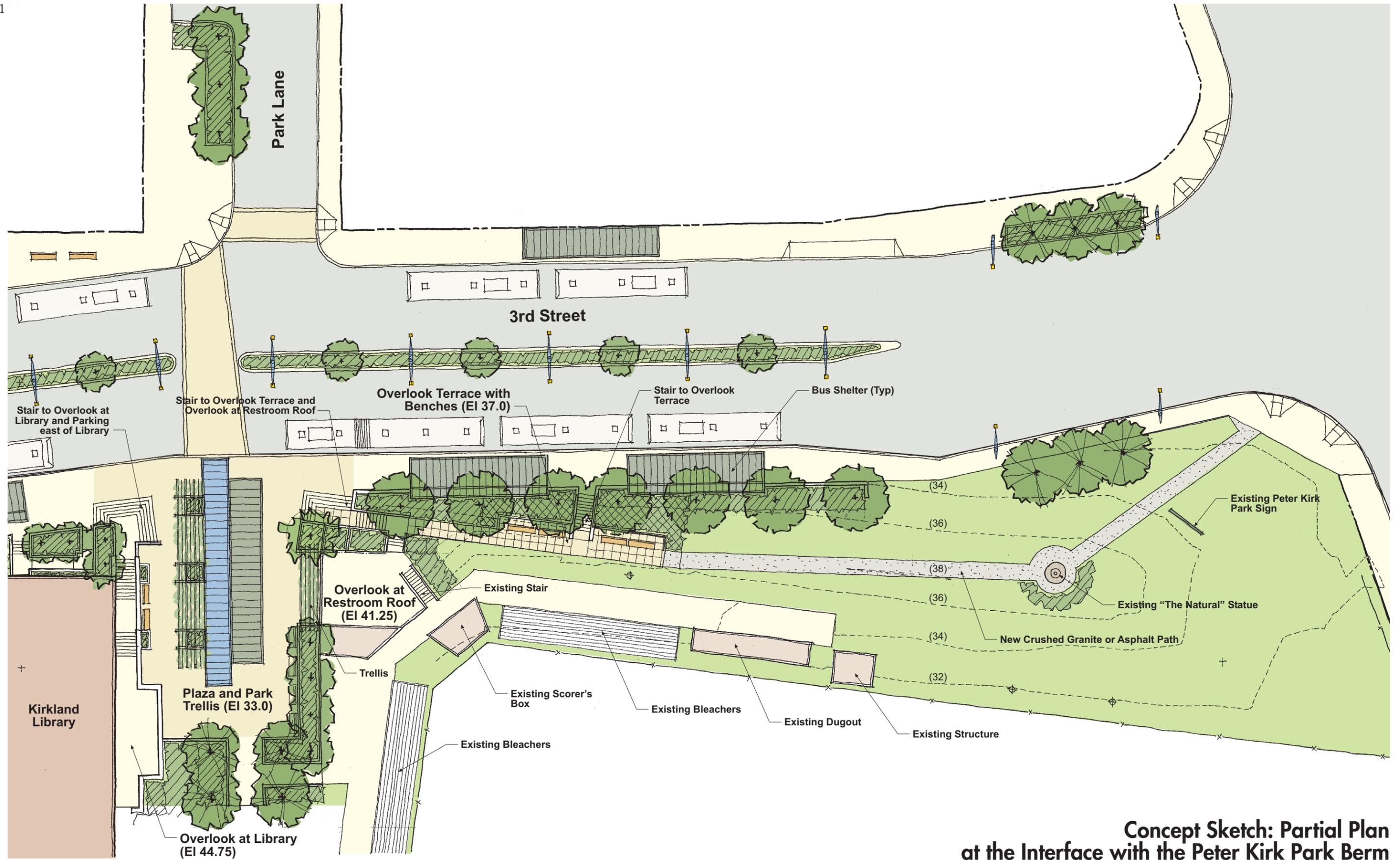
View Under (Revised) Park Trellis - Looking West



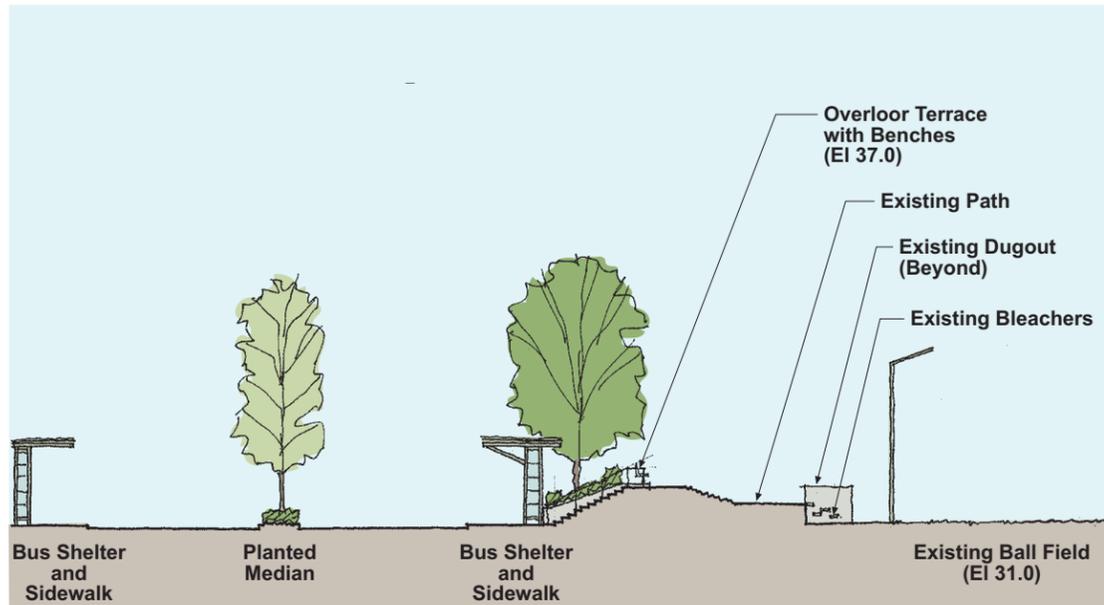
View from Under (Revised) Park Trellis - Looking South



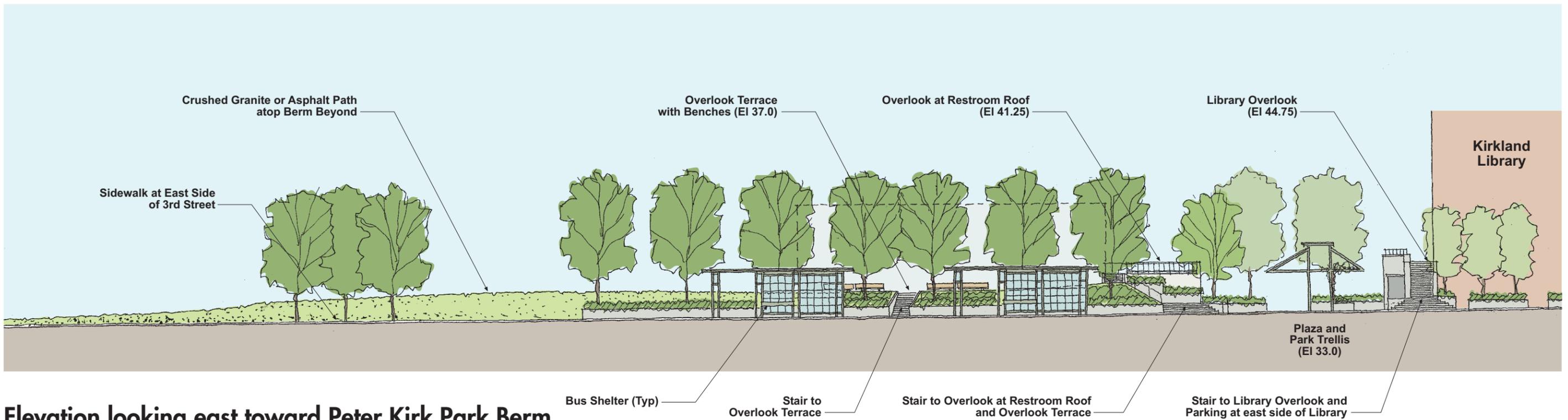
View of (Revised) Park Trellis from Library - Looking North West



Concept Sketch: Partial Plan at the Interface with the Peter Kirk Park Berm

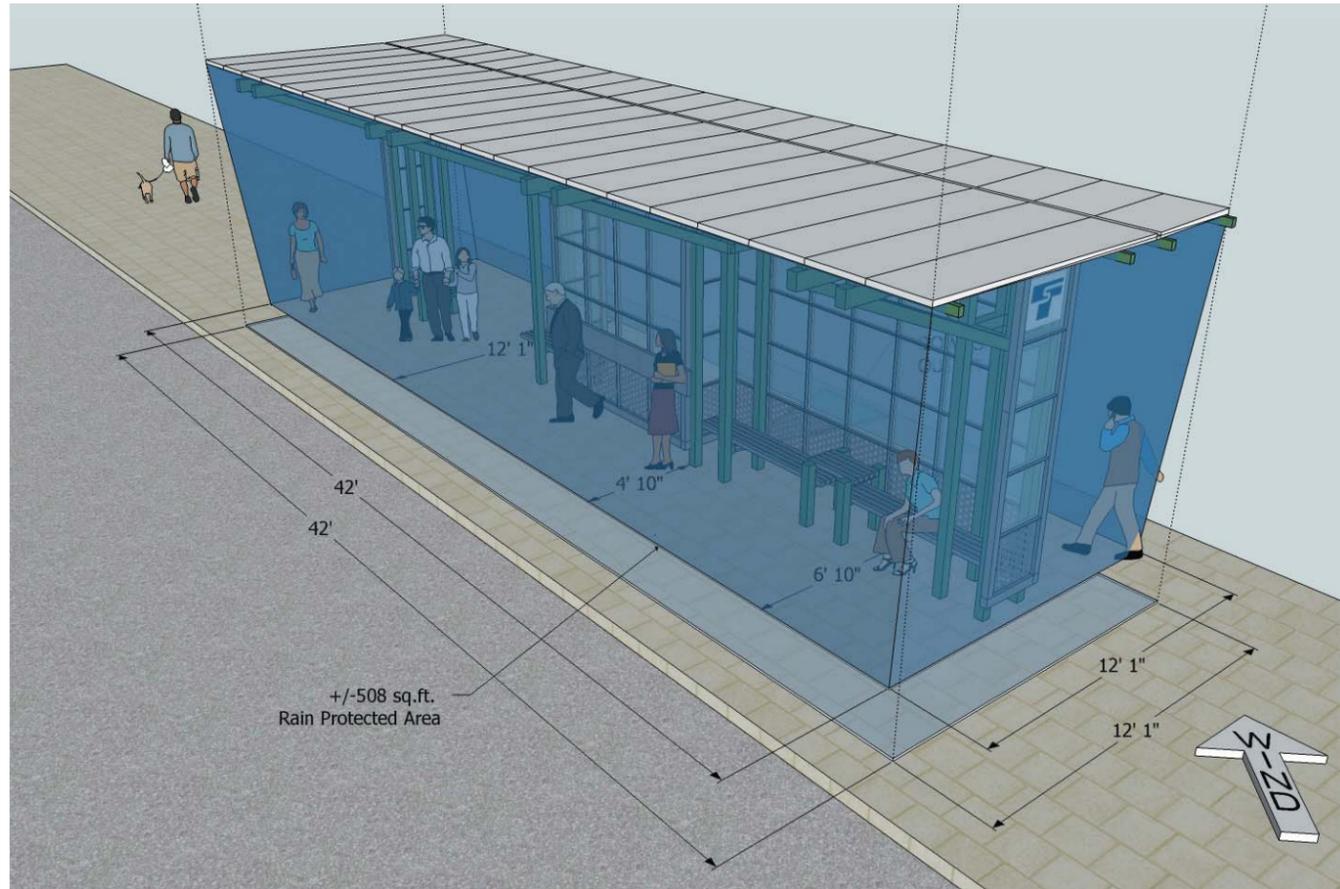


Section through Peter Kirk Park Berm (looking north)



Elevation looking east toward Peter Kirk Park Berm

Concept Sketch: Section and Elevation at the Interface with the Peter Kirk Park Berm



**Proposed Bus Shelter**

(Shown with 10 degree rain angle per Section 5.5 of 'Design Standards and Guidelines for Sound Transit Projects: Sounder & ST Express Facilities.)



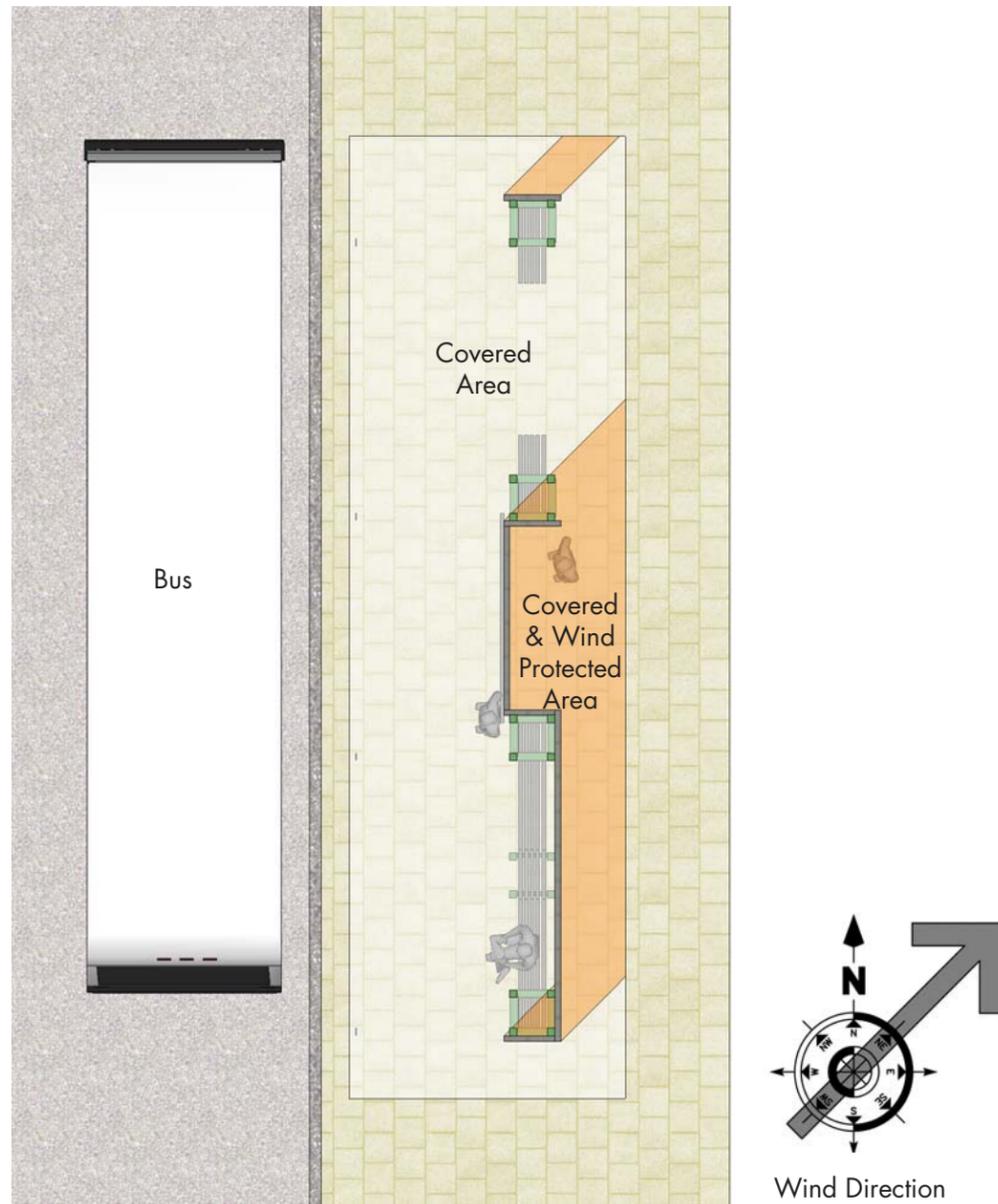
**Standard "Large" Sound Transit Standard Bus Shelter (per Standard Drawing #5)**

\*Shown at same scale & perspective viewpoint as proposed shelter at left, to indicate relative size.\*

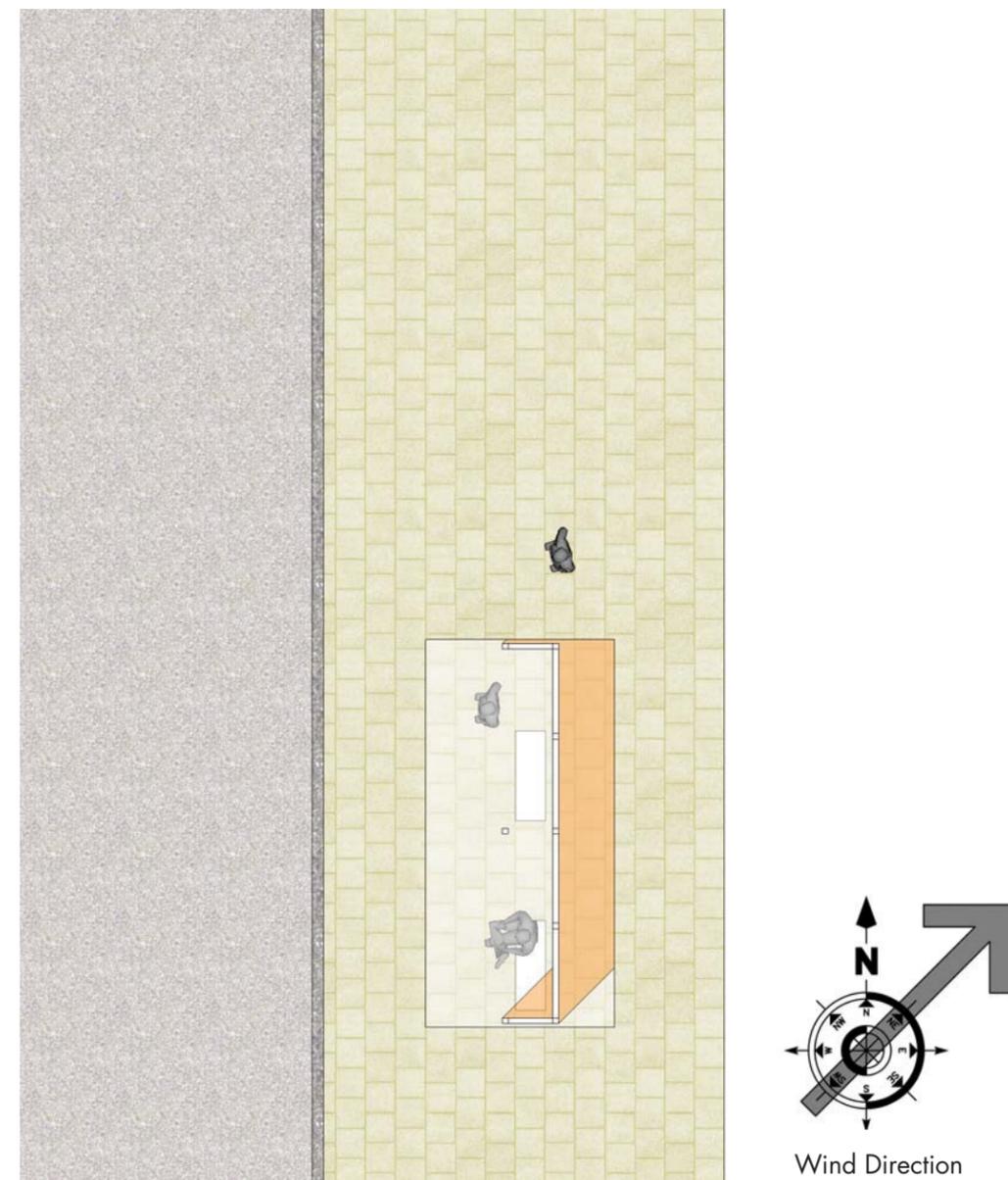
(Shown with 10 degree rain angle.)

**Rain Protection provided by Proposed Bus Shelter**  
(with Standard Sound Transit Bus Shelter also shown for comparison)





**Proposed Bus Shelter**  
(at East side of 3rd Street, with winter winds from SW)

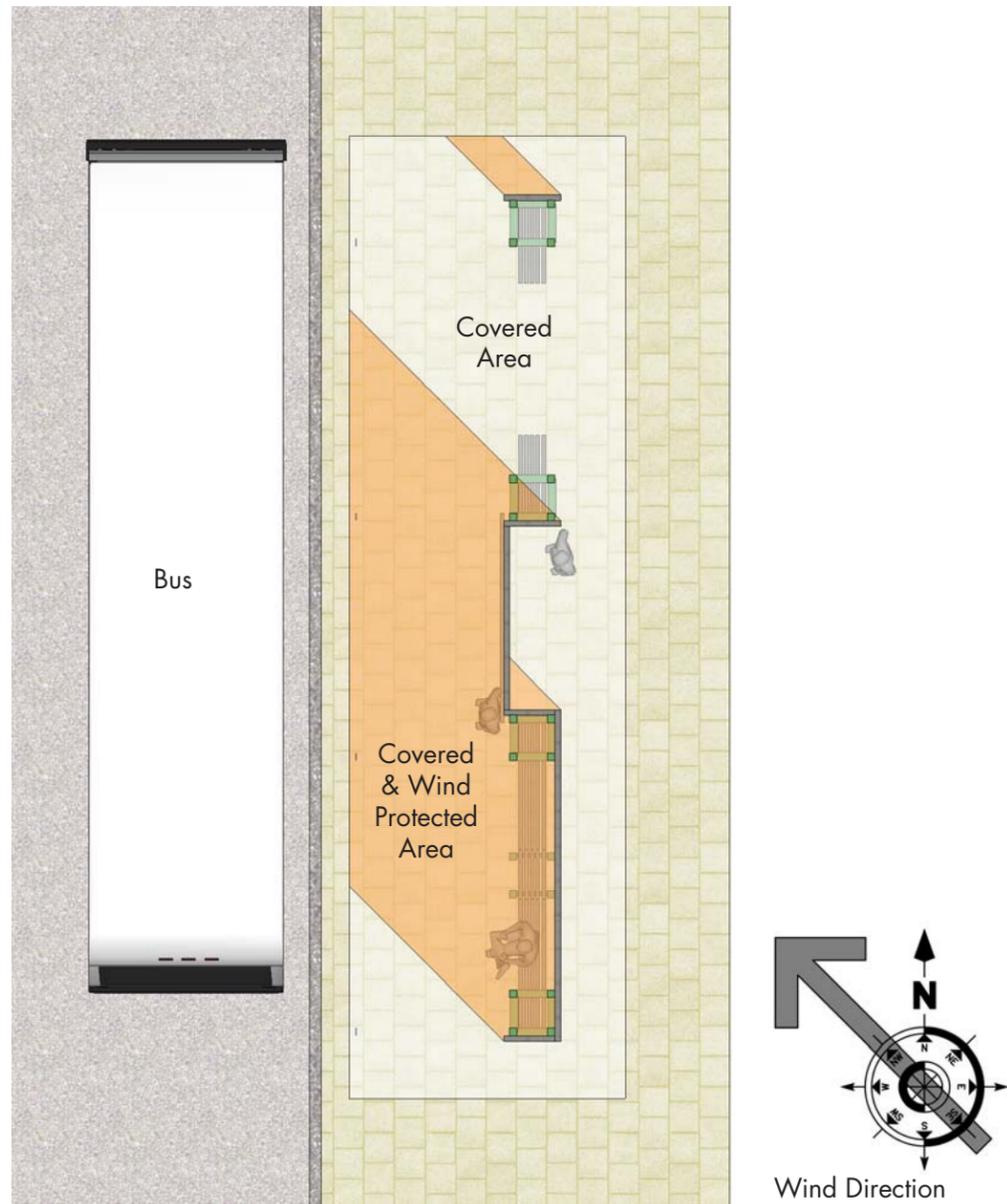


Standard "Large" Sound Transit Standard Bus Shelter (per Standard Drawing #5)  
\*Shown at same scale as proposed shelter at left, to indicate relative size.\*

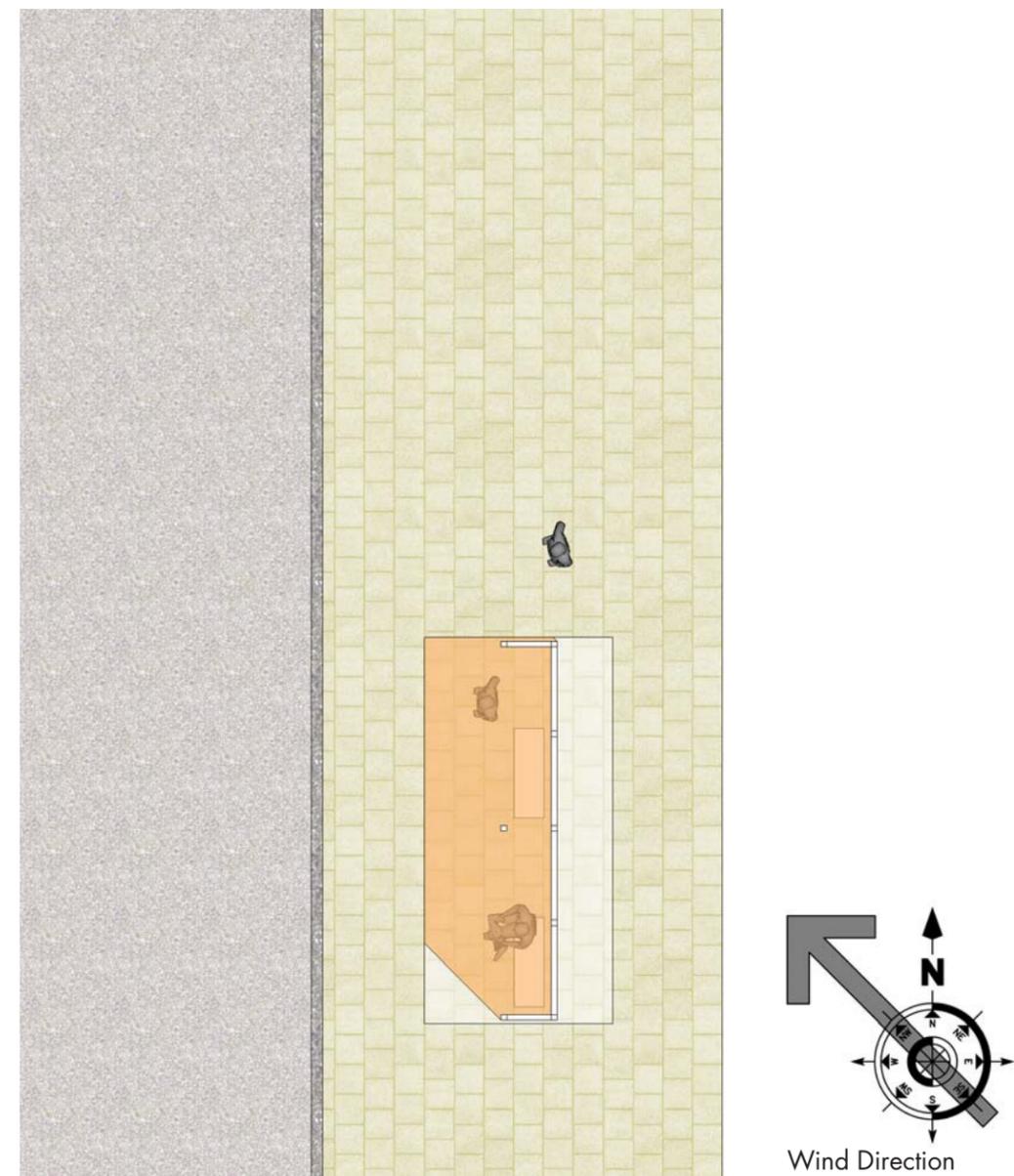


### 1 of 3: Winter Winds from Southwest Wind Protection provided by Proposed Bus Shelter at East Side of 3rd Street

(with Standard Sound Transit Bus Shelter also shown for comparison)



**Proposed Bus Shelter**  
(at East side of 3rd Street, with winter winds from SE)

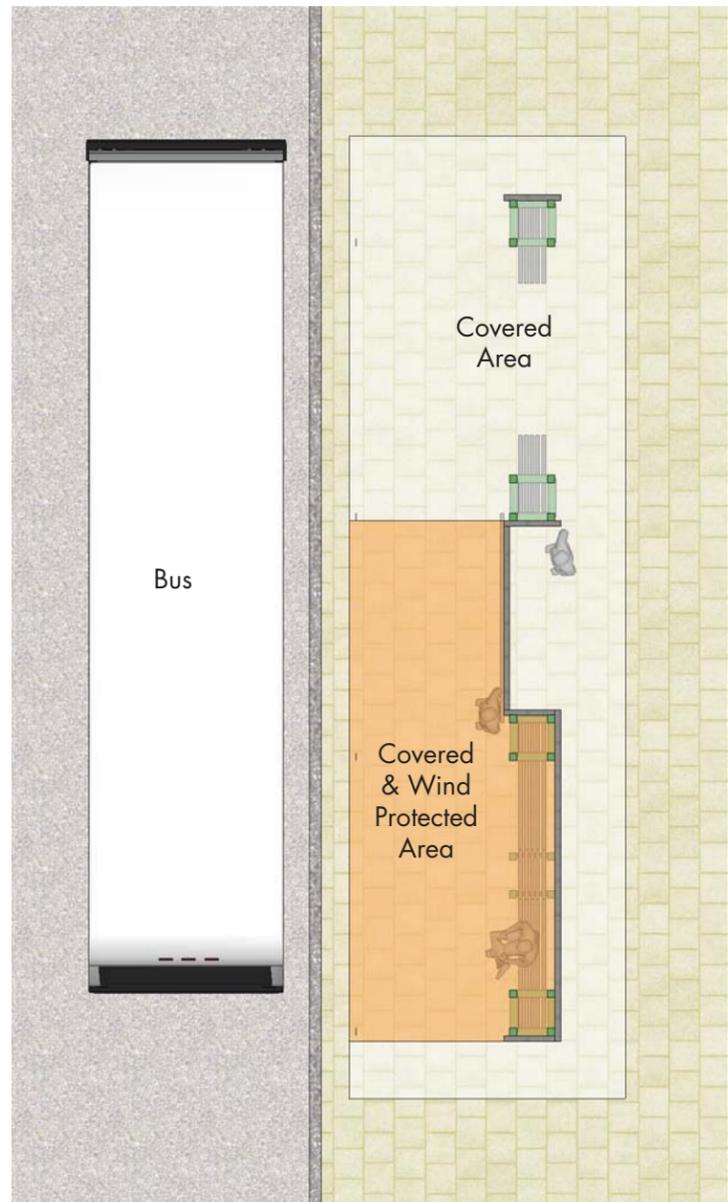


Standard "Large" Sound Transit Standard Bus Shelter (per Standard Drawing #5)  
\*Shown at same scale as proposed shelter at left, to indicate relative size.\*

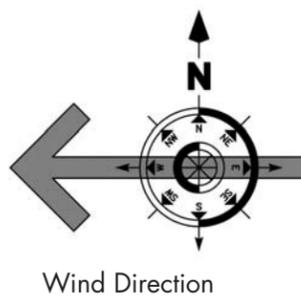


## 2 of 3: Winter Winds from Southeast Wind Protection provided by Proposed Bus Shelter at East Side of 3rd Street

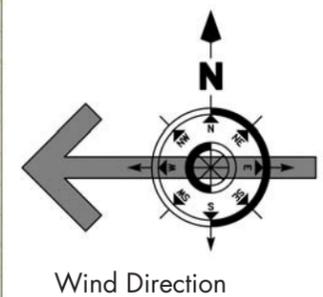
(with Standard Sound Transit Bus Shelter also shown for comparison)



**Proposed Bus Shelter**  
(at East side of 3rd Street, with winter winds from E)

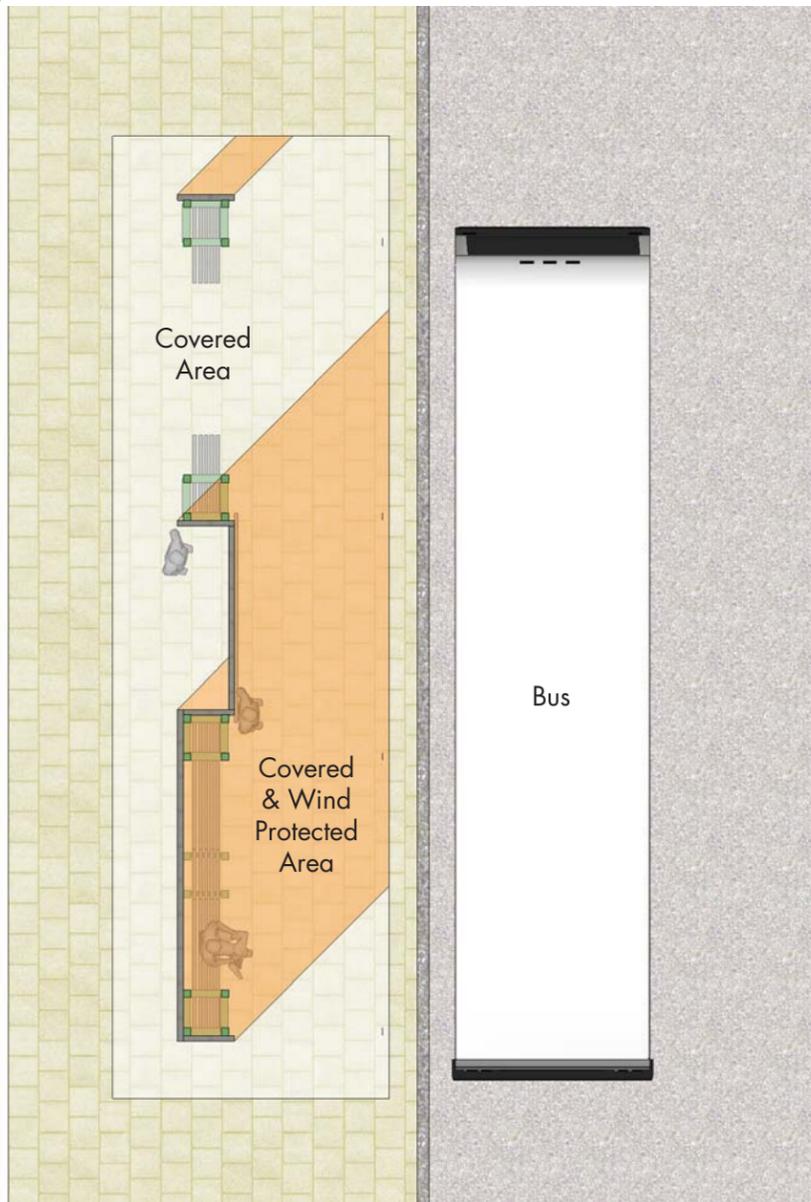


Standard "Large" Sound Transit Standard Bus Shelter (per Standard Drawing #5)  
\*Shown at same scale as proposed shelter at left, to indicate relative size.\*

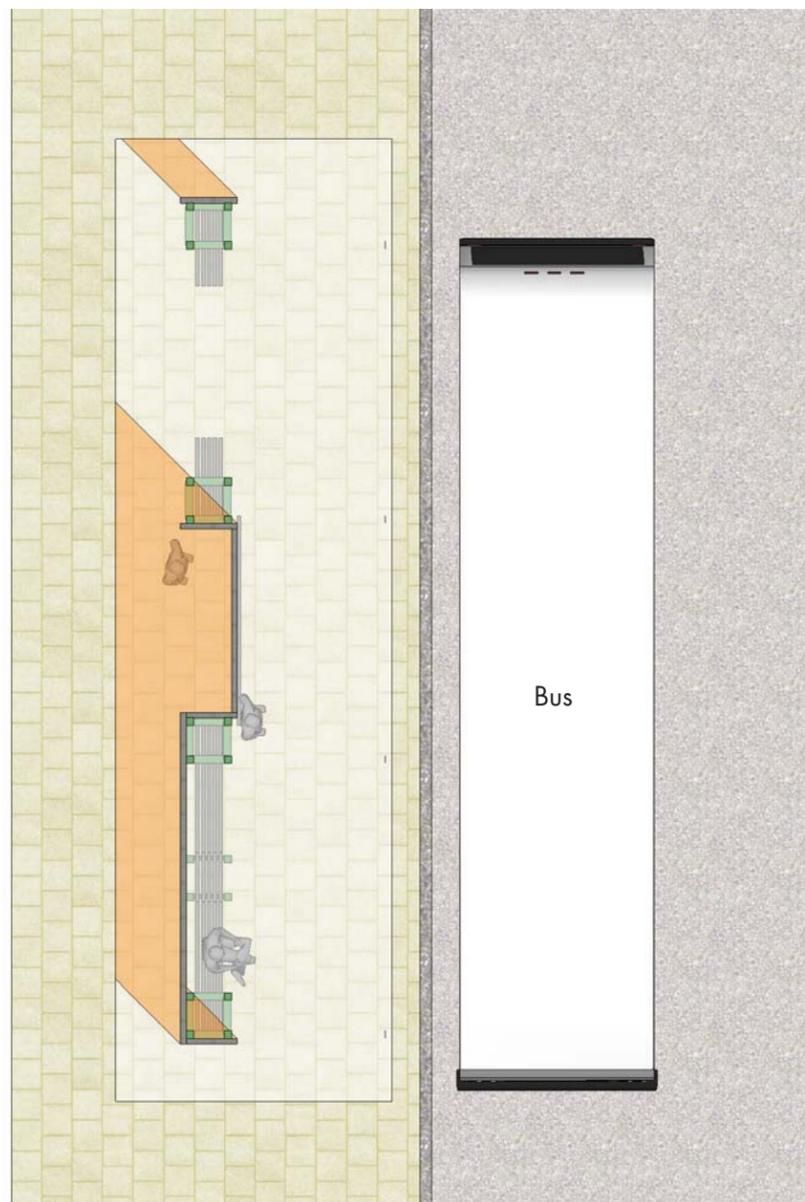
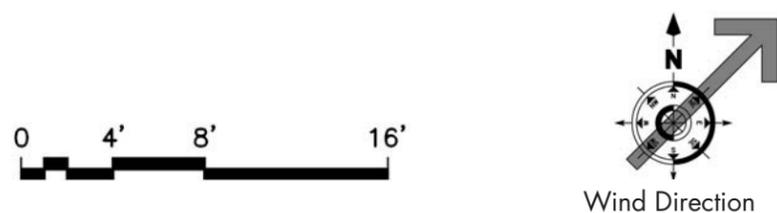


### 3 of 3: Winter Winds from East Wind Protection provided by Proposed Bus Shelter at East Side of 3rd Street

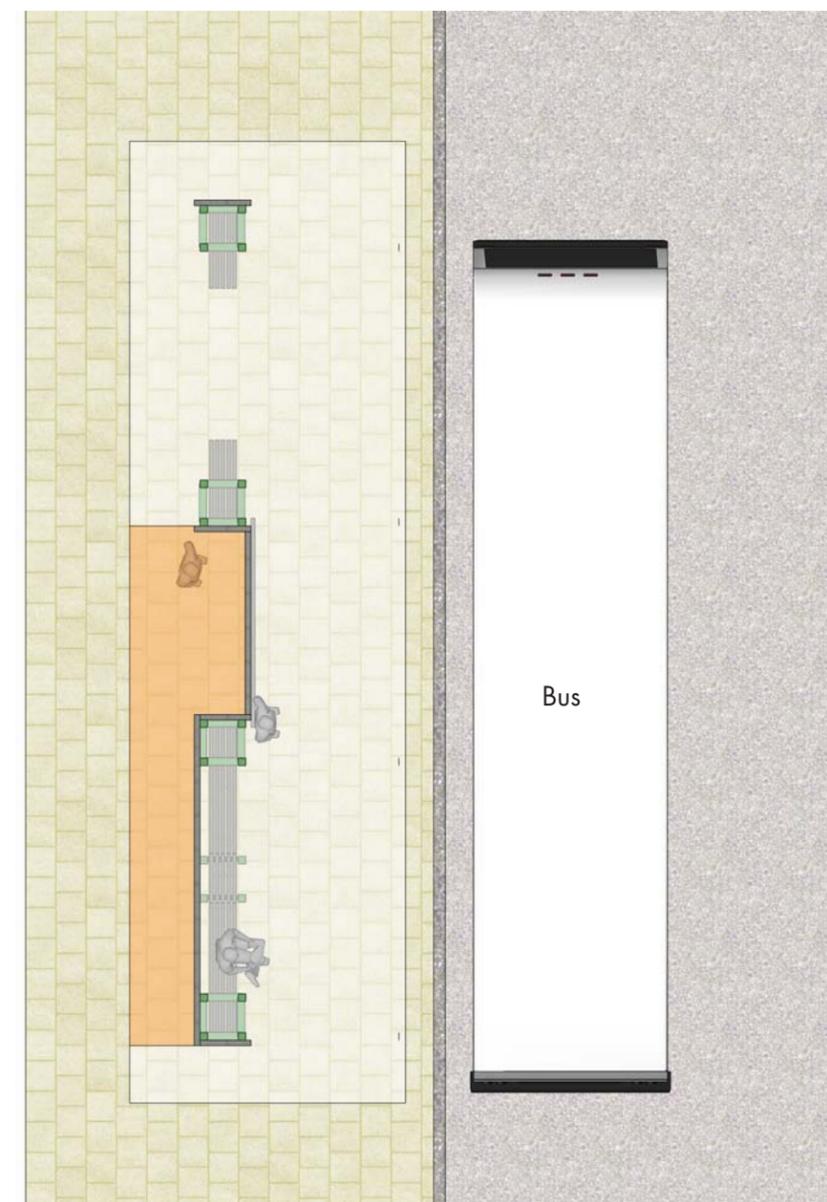
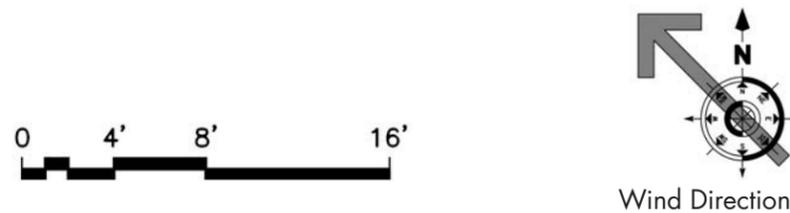
(with Standard Sound Transit Bus Shelter also shown for comparison)



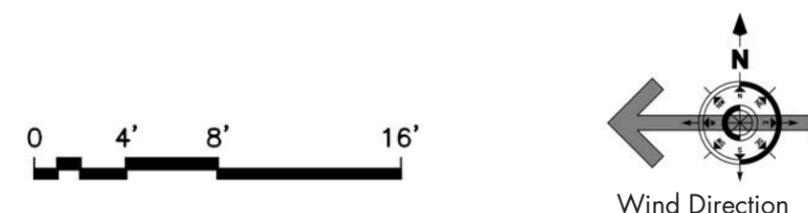
**Proposed Bus Shelter**  
(at West side of 3rd Street with wind from SW)



**Proposed Bus Shelter**  
(at West side of 3rd Street with wind from SE)



**Proposed Bus Shelter**  
(at West side of 3rd Street with wind from E)



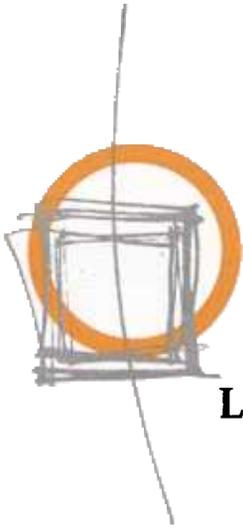
**Winter Winds from Southwest, Southeast, & East  
Wind Protection provided by Proposed Bus Shelter  
at West Side of 3rd Street**



Typical Shelter Perspective (Front)



Typical Shelter Perspective (Back)



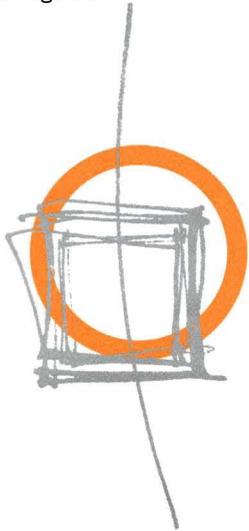
## **LightWire**

a lighting design studio

...is a diverse group of lighting designers joined together under the belief that lighting arts must be approached from a perspective including both technical knowledge and aesthetic insight. We firmly believe that **form follows function** and approach design from an understanding of desired lighting effect and quality bringing us to selection of lighting instruments as a secondary activity. Because we recognize that human perception is as important to design success as numerical standards, we design lighting systems that compliment their architectural settings while meeting accepted industry guidelines.

We strive to provide services that are **valuable and affordable** to a variety of clients over a wide range of architectural project types. Our work process is flexible to fit our services to clients' needs, utilizing methods ranging from informal sketching to state-of-the-art digital prediction and analysis tools.

To maintain an unparalleled level of quality in our work, we continually monitor and refine our processes to ensure clear, reliable documentation. Good documentation alone, however, is not enough. Experience shows that the best lighting installations result from open, **collaborative efforts** amongst space designers, lighting designers, builders, and owners. Our upbeat and responsive attitude facilitates these efforts.



**Denise Simpson, LC**  
Principal

Ms. Simpson has more than 25 years experience in the many aspects of lighting design. This experience offers versatility in melding the technical and the aesthetic aspects of light, allowing her to craft design solutions that are imaginative, energy efficient, and maintainable.

**Licenses/Special Skills/Education**

- LC Certified by NCQLP
- National Electric Code Class
- IES Basic and Advanced Lighting (ED-100 & ED-150)
- Minneapolis Drafting School, Minneapolis, MN - Electro-Mechanical Drafting Program

**Lighting Awards**

- IIDA Puget Sound Section & Northwest Regional Awards - Edward Guth Award for Interior Lighting - **Goldfard Jewelers**, Seattle, Washington - 2007
- IIDA Puget Sound Section & Northwest Regional Awards - Waterbury Award for Exterior Lighting - **Reno-Sparks Convention Center**, Reno, Nevada - 2004
- IIDA Puget Sound Section & Northwest Regional Awards - Edward Guth Award for Interior Lighting - **Reno-Sparks Convention Center**, Reno, Nevada - 2004
- IIDA Puget Sound Section & Northwest Region Award - Waterbury Awards for Exterior Lighting - **Café 9**, Redmond, WA - 2001
- IIDA Puget Sound Section & Northwest Region Award - EPRI Awards for Energy Efficient Design - **Café 9**, Redmond, WA - 2001
- IIDA Puget Sound Section & Northwest Region Award - Edward Guth Award for Interior Lighting - **Boeing Commercial Airplane Group Headquarters Building**, Renton, WA - 1999
- Washington State Chapter of the National Association of Industrial and Office Properties, Office Development of the Year Award - **Boeing Commercial Airplane Group Headquarters Building**, Renton, WA - 1999

**Recent Experience**

- **Fashion Place Mall**, Murray, Utah (*Mulvanny G2 Architecture*)
- **Burien City Hall and Library**, Burien, Washington (*ruffcorn mott hinthorne stine*)
- **Starr Pass Marriott Spa and Resort**, Tucson, Arizona (*Horberger+Worstell/HBA*)
- **Riverpark Development**, Redmond, Washington (*Legacy Riverpark, LLC*)
- **One World Trade Center Plaza Renovation**, Long Beach, CA (*ehs design*)
- **Reno Sparks Convention Center**, Reno, Nevada (*LMN Architects*)
- **One Union Square-Water Feature**, Seattle, Washington (*The Berger Partnership*)
- **Anthony's Restaurants**, Richland, Bremerton, Olympia, Washington (*Mulvanny G2 Architects*)
- **Trolley Square Mall**, Salt Lake City, Utah (*Mulvanny G2 Architecture*)
- **Town Square Park**, Burien, Washington (*GGLO*)
- **TCR Ballard**, Seattle, Washington (*GGLO*)

**Professional Memberships**

- Illuminating Engineering Society of North America - 1985 to present

**References Available Upon Request**

# LightWire

## Representative Projects

**Agilent Corporate Headquarters Renovation**

Santa Clara, California  
*Callison Architecture*

**AG Office Tenant Improvement**

Seattle, Washington  
*Gensler*

**Air Force Federal Credit Union**

San Antonio, Texas  
*ehs design*

**Ala Moana Mall Renovation**

Waikiki, Hawaii  
*Callison Architecture*  
*John Graham & Associates*

**Al Nakheel Residential Community**

United Arab Emirates  
*Callison Architecture*

**Alamosa Senior Center**

Alamosa, Colorado  
*Zink & Associates*

**Amazon.com North Campus Building**

Seattle, Washington  
*Zimmer Gunsels Frasca Partnership*

**Ambia Seattle Office**

Seattle, Washington  
*Ambia*

**Anthony's Restaurant**

Bellingham, Washington  
*Mulvanny G2 Architecture*

**Anthony's Restaurant**

Olympia, Washington  
*Mulvanny G2 Architecture*

**Anthony's Restaurant**

Richland, Washington  
*Mulvanny G2 Architecture*

**Ayala Greenbelt Development**

Manila, Philippines  
*Callison Architecture*

**Balson-Morgan Residence**

Seattle, Washington  
*Rhodes Architecture + Light*

**Bellevue Pacific Center**

Bellevue, Washington  
*Curtis Beattie Architects*

**Black Hills Federal Credit Union Renovation**

Rapid City, South Dakota  
*ehs design*

**Boeing Commercial Airplane Group (BCAG) Headquarters**

Renton, Washington  
*LMN Architects*

**Bothell United Methodist Church**

Bothell, Washington  
*Ken Hays Architects*

**Bremerton Government Center**

Bremerton, Washington  
*LMN Architects*

**Brown Residence**

Seattle, Washington  
*Eloise Brown*

# LightWire

## Representative Projects

### **Burien City Hall and Library**

Burien, Washington  
*ruffcorn mott hinthorne stine*

### **Canyon Park Corporate Campus**

Bothell, Washington  
*JPC Architecture*

### **Cedar Hills Crossing Mall Renovation**

Beaverton, Oregon  
*Callison Architecture*

### **Central Washington University Science Facility**

Ellensburg, Washington  
*Wood/Harbinger*

### **Central Avenue Mixed Use Development**

Chongqing, China  
*Callison Architecture*

### **Civica Office Development**

Bellevue, Washington  
*LMN Architects*

### **Chelan Resort Suites**

Lake Chelan, Washington  
*Chelan Resorts, LLC*

### **Cho-Mankoff Residence**

Seattle, Washington  
*David Foster Architects*

### **Clise Residence Renovation**

Medina, Washington  
*Emick Howard & Seibert*

### **Club Jet Duty Free Shop - Sea-Tac International Airport**

Seattle, Washington  
*ehs design*

### **Collins Condo**

Seattle, Washington

*Audrey Collins*

### **Collins Residence**

Seattle, Washington  
*Rhodes Architecture + Light*

### **Davis Wright Tremaine Office Renovation**

Bellevue, Washington  
*Collins Woreman*

### **Dearborn at 5/90 Corporate Campus**

Seattle, Washington  
*NBBJ Architects*

### **Deloitte & Touche Offices**

Seattle, Washington  
*Gensler*

### **Des Moines United Methodist Church-Sanctuary Renovation**

Des Moines, Washington  
*Des Moines UMC*

### **Dontics Dental Offices**

Port Orchard, Washington  
*DKA/Gerber Vail, Inc.*

### **Duarte Residence**

Seattle, Washington  
*Dutch and Carol Duarte*

### **8 Limbs Yoga Studio**

Seattle, Washington  
*Anne Phyfe Palmer*

### **Ellis Li & McKinstry Lobby Renovation**

Seattle, Washington  
*Ellis Li & McKinstry Architects*

### **Everett CC Arts & Sciences Bldg**

Everett, Washington  
*LMN Architects*

222 N. E. 89<sup>th</sup> Street, Seattle, Washington 98115 USA 

tel 206.292.8177 fax 206.729.1237 [www.ltwire.com](http://www.ltwire.com)

# LightWire

## Representative Projects

### **Evergreen Plaza Building Renovation**

Kirkland, Washington

*Callison Architecture*

### **Federal Way Church**

Federal Way, Washington

*Crawford Design Associates*

### **Florence Henry Memorial Chapel**

Seattle, Washington

*Bassetti Architecture*

### **Fifth Avenue Plaza Renovation**

**Bank of America Building**

Seattle, Washington

*Hines Interests/dynamikspace*

### **Franklin Elementary School**

Tacoma, Washington

*Wood/Harbinger*

### **Fremont Block 40**

Seattle, Washington

*Security Properties/Bumgardner Architects*

### **Fujian Power Company Headquarters**

Fujian, China

*Mulvanny G2 Architecture*

### **The Gardens Shopping Mall**

United Arab Emirates

*Callison Architecture*

### **Gensler Offices, Seattle**

Seattle, Washington

*Gensler*

### **Gift Center Renovation**

Seattle, Washington

*ehs design*

### **Gillette Residence**

Seattle, Washington

*Rhodes Architecture + Light*

### **Glade Residence**

Seattle, Washington

*Rhodes Architecture + Light*

### **Goldfarb Jewelers – 6<sup>th</sup> & University**

Seattle, Washington

*ehs design*

### **Goldman Residence**

Chelan, Washington

*Goldman Family*

### **Goodman Real Estate 3<sup>rd</sup> Floor**

Seattle, Washington

*Clark Design Group/RCD*

### **Guangzhou Beijing Retail Center**

Beijing, China

*Callison Architecture*

### **Grace's Kitchen**

Seattle, Washington

*SKB Architects/1024 Partners*

### **Guest House at Creek Landing**

Jebel Ali Properties

Dubi, United Arab Emirates

*Callison Architecture*

### **Hanoi Retail Center and Shops**

Hanoi & Ho Chi Minh City, Vietnam

*Callison Architecture*

### **Harbin Shanghai No. 1 Shopping Center**

Harbin, China

*Callison Architecture*

### **Hemingway Residence**

Yellowstone Club, Montana

*Kranitz Gehl Architects*

222 N. E. 89<sup>th</sup> Street, Seattle, Washington 98115 USA 

tel 206.292.8177 fax 206.729.1237 [www.ltwire.com](http://www.ltwire.com)

# LightWire

## Representative Projects

### **Honda of Kirkland**

Kirkland, Washington  
*ehs design*

### **Hooper/Silberg Residence**

Seattle, Washington  
*Hooper/Silberg Family*

### **HP Halo and Halo 2 Renovation**

San Jose, California  
*Callison Architecture*

### **IDX Tower**

Seattle, Washington  
*Zimmer Gunsul Frasca Partnership*

### **Inn at the Market**

Seattle, Washington  
*Charles Anderson Landscape Architecture*

### **Issaquah Commons**

Issaquah, Washington  
*Callison Architecture*

### **Jordon Valley Park**

Springfield, Missouri  
*LMN Architects*

### **Judah Residence**

Mercer Island, Washington  
*Gordon Walker & Associates*

### **Judy Residence**

Seattle, Washington  
*Edifice Construction*

### **KDW Offices**

Seattle, Washington  
*KDW Architects*

### **Kinzer Residence**

Sammamish, Washington  
*Krannitz Gehl Architects*

### **LaMedusa Restaurant**

Seattle, Washington  
*Evan & Julie Andres*

### **Lake Burien Presbyterian Church**

Burien, Washington  
*BPH Architects*

### **Lakeridge Corporate Campus**

Redmond, Washington  
*G2 Architecture*

### **Lancaster Mall Renovation**

Salem, Oregon  
*Callison Architecture*

### **Landmark Department Stores**

Manila, Philippines  
*Callison Architecture*

### **Lexus Dealership of Bellevue**

Bellevue, Washington  
*Gerber Vail, Inc.*  
*ehs design*

### **Lululemon Athletica - Prototype Stores**

2007 USA Rollouts  
*Callison Architecture*

### **Lynnwood Honda**

Lynnwood, Washington  
*Bumgardner*

### **Magnolia Library**

Seattle, Washington  
*SHKS Architects*

### **Magnolia Gardens**

Seattle, Washington  
*Rhodes Architecture + Light*

# LightWire

## Representative Projects

### **Mario's Apparel**

Portland, Oregon  
*Fifth Avenue Architecture*

### **Marriott Starr Pass Resort**

Tucson, Arizona  
*Hornberger & Worstell*

### **Mars Hill Church Renovation**

Seattle, Washington  
*BPH Architects*

### **Medical & Dental Building Renovation**

Seattle, Washington  
*Clark Design Group*

### **Mercer Island Presbyterian Church**

Mercer Island, Washington  
*BPH Architects*

### **Methow Valley Residence**

Winthrop, Washington  
*Rhodes Architecture + LightWire*

### **Metropolitan Park East & West Renovation**

Seattle, Washington  
*ehs design*

### **Microsoft Building 9 Cafe**

Redmond, Washington  
*KDW/Zimmer Gunsels Frasca Partnership*

### **Microsoft Building 11 Video Teleconference Room Renovation**

Redmond, Washington  
*KDW*

### **Microsoft Building 25**

Redmond, Washington  
*Callison Architecture*

### **Microsoft Museum and Employee Support Center**

Redmond, Washington  
*HOK Architects*

### **Microsoft Spacelabs Complex Renovation**

Redmond, Washington  
*Zimmer Gunsels Frasca Partnership*

### **Murphy Residence**

Seattle, Washington  
*Colleen Murphy*

### **Murray Residence**

Seattle, Washington  
*Rhodes Architecture + Light*

### **Nan An Center**

Chongqing, China  
*Callison Architecture*

### **Nickerson Residence**

Kirkland, Washington  
*Rhodes Architecture + Light*

### **Noida Retail Centers - Phase I & II**

Noida, Uttar Pradesh, India  
*Callison Architecture*

### **North Fork Ridge Visitor's Center**

Mount St. Helen's, Washington  
*The Berger Partnership*

### **Norway Hills Residence**

Bothell, Washington  
*Rhodes Architecture + Light*

# LightWire

## Representative Projects

**One Union Square – Lobby Remodel**  
Seattle, Washington  
*Mulvanny G2 Architecture*

**One Union Square – Water Feature**  
Seattle, Washington  
*The Berger Partnership*

**Ototo Restaurant**  
Tukwila, Washington  
*GM Studio*

**Pacific Place – 4<sup>th</sup> Floor Retail  
Johnny Rockets**  
Seattle, Washington  
Pine Street Group, LLC

**Parkview Plaza Building - Exterior**  
Seattle, Washington  
*Bumgardner Architects*

**Pierson Residence**  
Whidbey Island, Washington  
*Soli Terry Architects*

**Price Residence**  
Bothell, Washington  
*Rhodes Architecture + Light*

**Puget Sound Regional Transit  
Station Design/Street Improvements**  
Seattle, Washington  
*Otak/Arai Jackson Architects*

**Pyong Taek Station**  
South Korea  
*Callison Architecture*

**Qingdao Polar Seaworld**  
Shanghi, china  
*Callison Architecture*  
*Charles Anderson Landscape Design*

**Queen K'Ahumana Center**  
Honolulu, Hawaii  
*Callison Architecture*

**Reno-Sparks Convention Center**  
Reno, Nevada  
*LMN Architects*

**Redmond Hospital Addition**  
Redmond, Oregon  
*Callison Architecture*

**Redmond Ridge**  
Redmond, Washington  
*Callison Architecture*

**Reflecting Pond, Art Installation by  
Debbie Young**  
Seattle, Washington  
*Washington Mutual*

**Riverpark Development**  
Redmond, Washington  
*Legacy Riverpark, LLC*

**Russell Company – First Impressions**  
Tacoma, Washington  
*LMN Architects*

**Rottler Residence**  
Seattle, Washington  
*Rhodes Architecture + Light*

**St. Charles Hospital North Tower**  
Bend, Oregon  
*Callison Architecture*

**St. Barbara's Catholic Church**  
Black Diamond, Washington  
*Roy C. Koczarski, AIA*

**St. Charles Hospital Heart Center**  
Bend, Oregon  
*Callison Architecture*

# LightWire

## Representative Projects

**St. Charles Family Birthing Center**  
Bend, Oregon  
*Callison Architecture*

**Sandpoint United Methodist Church**  
Seattle, Washington  
*Sandpoint Methodist Congregation*

**Safeco Tenant improvement -  
Second and Seneca**  
Seattle, Washington  
*Gensler*

**Safeco Tenant improvement -  
1001 4<sup>th</sup> Avenue**  
Seattle, Washington  
*Gensler*

**Savory Residence**  
Yarrow Point, Washington  
*The Berger Partnership*

**Schaaf Residence**  
Bremerton, Washington  
*Ken Schaaf*

**Schramm Residence**  
Washington  
*Soli Terry Architects*

**Seattle University  
Tsutakawa Fountain**  
Seattle, Washington  
*The Berger Partnership*

**Seattle University - Campion  
Hall - Multi-Faith Chapel**  
Seattle, Washington  
*Schacht/Aslani Architects*

**720 Olive Way - Lobby Remodel**  
Seattle, Washington  
*Callison Architecture*

**1700 Seventh Avenue**  
Seattle, Washington  
*Callison Architecture*

**Shadowland Café and Lounge**  
Seattle, Washington  
*McNelis Architects*

**Sherwood Village**  
Sequim, Washington  
*Kenneth Hays Architects*

**Shenzhen Book Mall**  
Shenzhen, China  
*Callison Architecture*

**Shenzhen City Center Time Mall**  
Shenzhen, China  
*Callison Architecture*

**Siam Restaurant**  
Seattle, Washington  
*Siam, Inc.*

**Sterling Savings Bank -  
Seattle Branch**  
Seattle, Washington  
*Emick Howeward & Seibert*

**Sterling Savings Bank -  
Alderwood Branch**  
Lynnwood, Washington  
*Emick Howard & Seibert*

**SMC Eastside Specialty Center**  
Issaquah, Washington  
*Callison Architecture*

**Stadium High School**  
Tacoma, Washington  
*Merrit + Pardini Architects*

# LightWire

## Representative Projects

### **Stacey Residence**

Woodinville, Washington  
*Stacey Family*

### **Starbucks Store - Westlake Park**

Seattle, Washington  
*Starbucks Corporation*

### **Starbucks Coffee Company**

Prototype Store Model  
*Starbucks Corporation*

### **Stock Pot Soups - R&D Kitchen**

Woodinville, Washington  
*JPC Architects*

### **Sound Transit Station Design**

#### **Capitol Hill Stations**

#### **Rainier Valley Line**

Seattle, Washington  
*Arai Jackson Architects*

### **Sound Transit Station Design**

#### **Tacoma System**

Tacoma, Washington  
*Otak*  
*Miller/Hull Partnership*

### **Sound Transit Station Designs**

#### **Tunnel Renovations**

Seattle, Washington  
*LTK Engineering*

### **Sohn Residence**

Seattle, Washington  
*Place Architects*

### **Springhill Residence**

Kirkland, Washington  
*Rhodes Architecture + Light*

### **Stonesifer Residence**

Seattle, Washington  
*Rhodes Architecture + Light*

### **Super Residence**

Port Ludlow, Washington  
*Bernard Super*

### **Swedish Hospital - Ballard OB Renovation**

Seattle, Washington  
*Callison Architecture*

### **2033 Minor Avenue**

Seattle, Washington  
*Peter Erickson*

### **Tofoo Asian Bistro**

Seattle, Washington  
*Muloanny G2 Architecture*

### **Town Square Park**

Burien, Washington  
*GGLO*

### **Toyota of Kirkland**

Kirkland, Washington  
*ehs design*

### **Trolley Square Mall Renovation**

Salt Lake City, Utah  
*Muloanny G2 Architecture*

### **University of Puget Sound**

#### **Lowry Wyatt Building**

Tacoma, Washington  
*Zimmer Gunsels Frasca Partnership*  
*Wood/Harbinger*

### **University of Washington**

#### **Administrative Office Remodel**

Seattle, Washington  
*Barnett Schorr Architects*

# LightWire

## Representative Projects

**University of Washington  
EE Building Phase II**  
Seattle, Washington  
*LMN Architects*

**University of Washington Practice  
Facility - Commissioning**  
Seattle, Washington  
*CDI Engineers*

**University of Washington  
Computer Commons**  
Seattle, Washington  
*SHKS Architects*

**Uschold-Maroney Residence**  
Seattle, Washington  
*Uschold-Maroney Family  
Rhodes Architecture + Light*

**VanderHoeven Residence**  
Bainbridge Island, Washington  
*Rhodes Architecture + Light*

**Village at Northridge**  
Portland, Oregon  
*Mithun*

**Vollan Residence**  
Washington  
*Soli Terry Architects*

**Volvo of Fife**  
Fife, Washington  
*ehs design*

**Wann Izakaya Restaurant**  
Seattle, Washington  
*GM Studio*

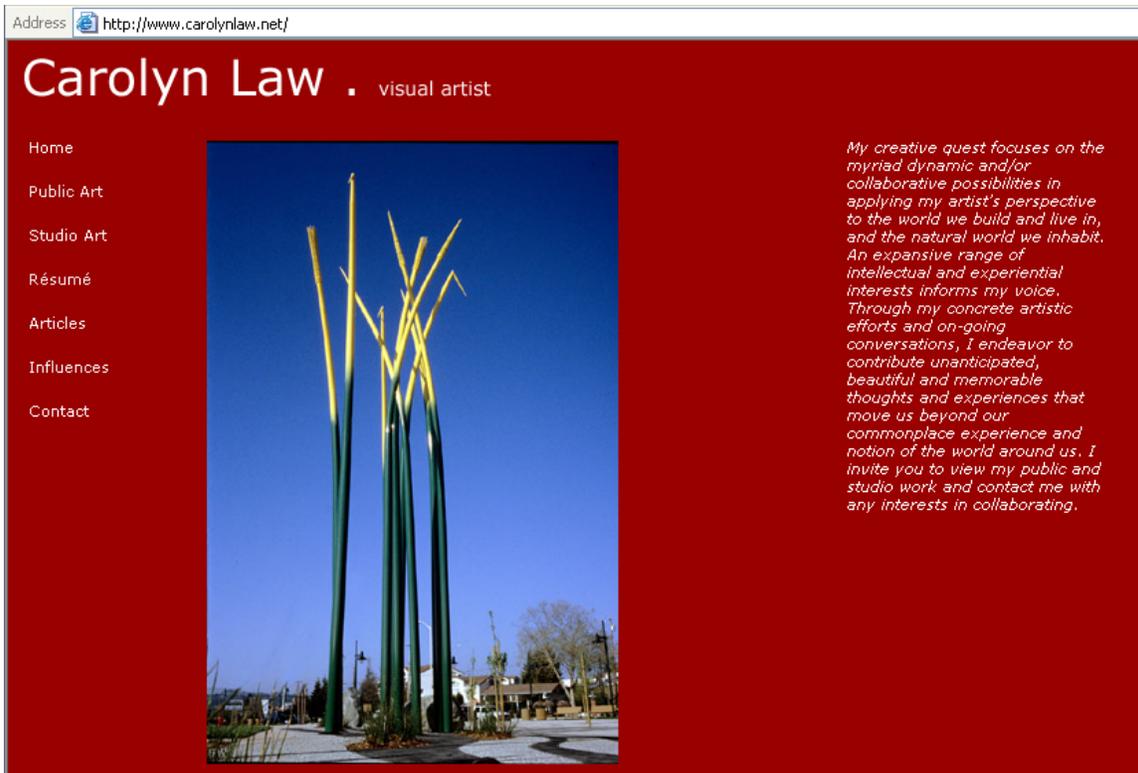
**Wola Shopping Center**  
Warsaw, Poland  
*Callison Architecture*

**Wood LeBlanc Residence**  
Seattle, Washington  
*Workshop for Architecture + Design*

**Woodstone Credit Union Renovation**  
Federal Way, Washington  
*ehs design*

**Zeek's Pizza**  
Seattle, Washington  
*Morris Architects*

The attached are screenshots from Carolyn Law's home page:



### Carolyn Law . visual artist

- Home
- Public Art**
- Studio Art
- Resume
- Articles
- Influences
- Contact

#### Public Art

##### Design Team



Tonalea Landmarks    Route 70    Evanston Plaza    Novelty Bridge

##### Site Integrated



Rippling Waters    Before Now    Portrait of the Green River    Friends    Sky to Earth    Valley Traverse

##### Art Plans

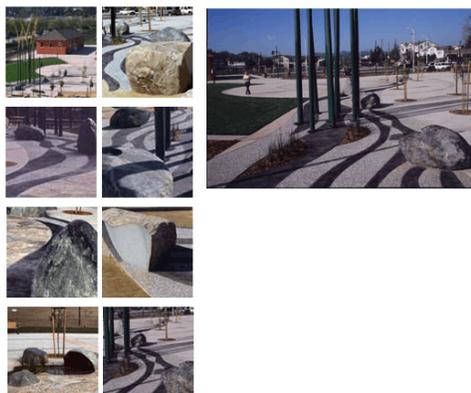


Community Centers    Pro Parks

### Carolyn Law . visual artist

- Home
- Public Art**
- Studio Art
- Resume
- Articles
- Influences
- Contact

Public Art > Site Integrated > **Before Now**



#### Before Now 2005 (in Depot Park)

Santa Cruz, CA  
Pacific Avenue and Center Street

Aluminum, paint, concrete, cut & polished stones, flagstone, and plants

Santa Cruz Arts Commission  
Ballinger Foster Steinmetz  
Landscape Architects

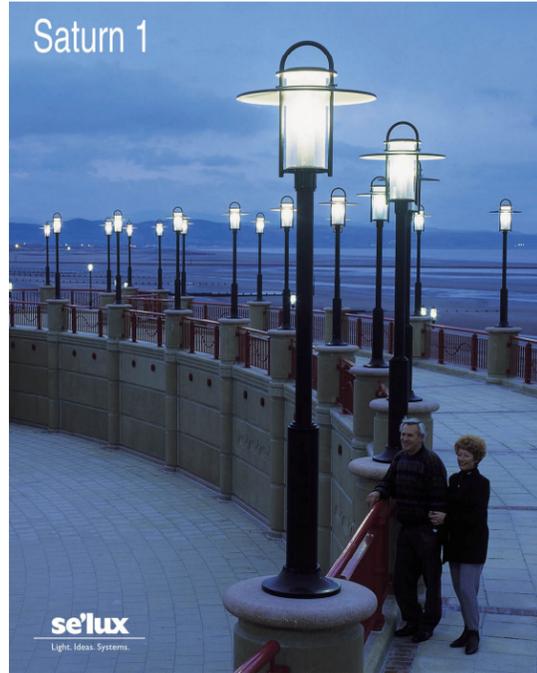
The artwork, BEFORE NOW, is located in the central plaza of this Santa Cruz, CA park. The art literally breaks through the dominant theme of the park's design that references the site's history as a train depot. The art in turn references the most important aspect of the site's past and past natural history as a saltwater lagoon off Monterey Bay. There remains of the lagoon are nearby and may ultimately become connected to the new park through further land purchase. The main sculptural

# Existing Street and Pedestrian Lighting at 3<sup>rd</sup> Street



City of Kirkland Standard Pedestrian Light

# Potential Option #1

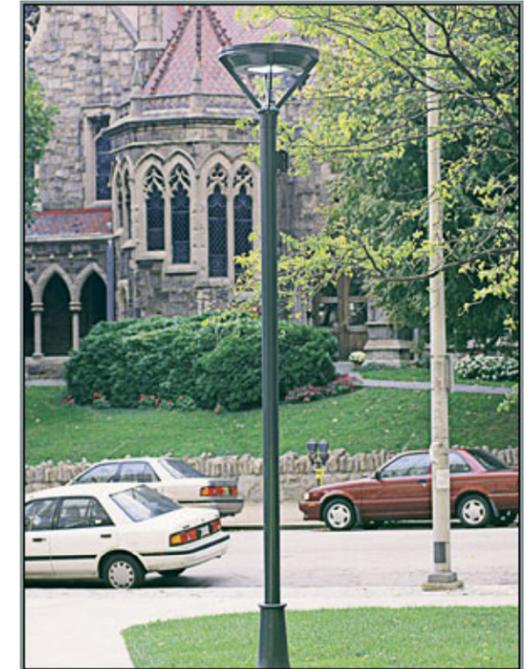


Pedestrian Light



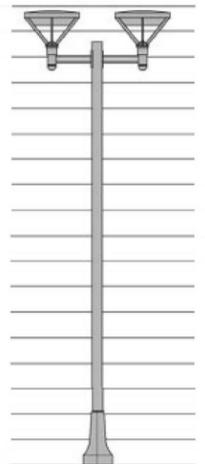
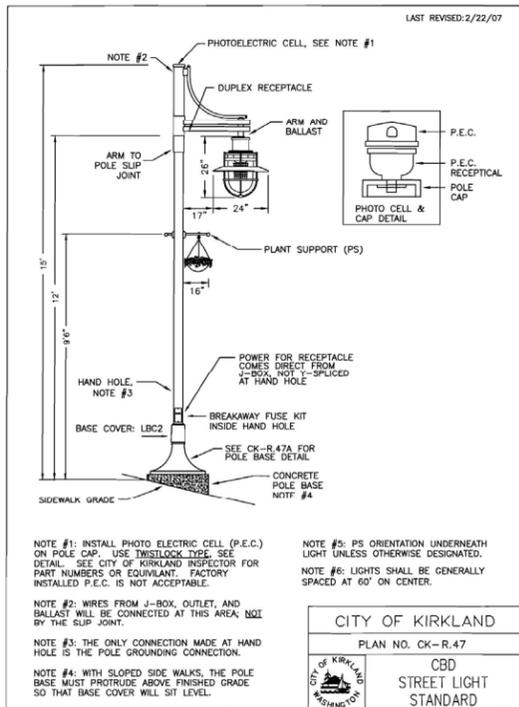
Street Light

# Potential Option #2

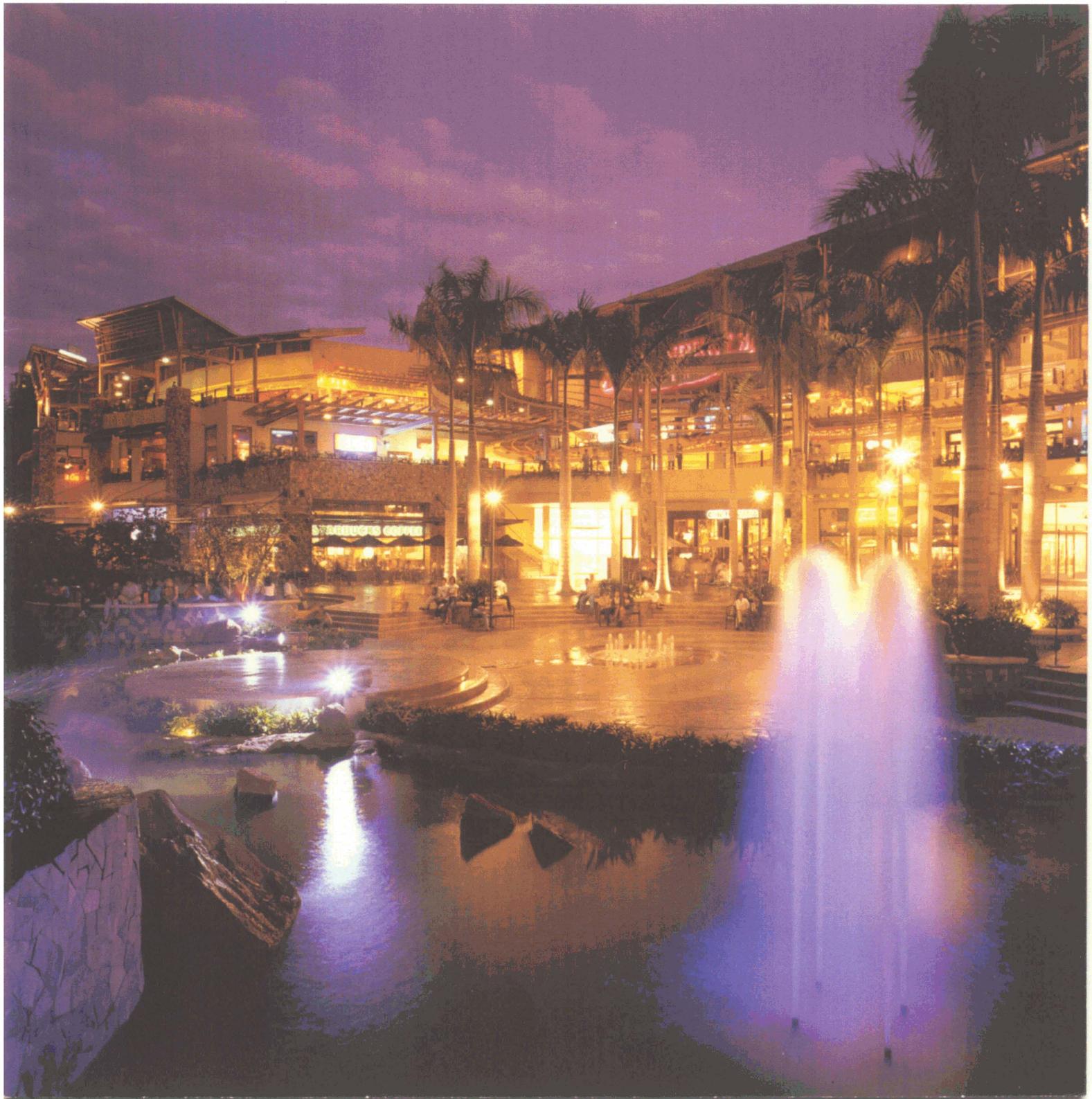


Pedestrian Light

Street Light



# Potential Options for Street and Pedestrian Lighting



### Abridged Chronology of locating the Kirkland/Third Street Transit Center

- Jun 2001 Downtown Strategic Plan adopted by City Council identifies three potential locations for an expanded Transit Center: 1) south of Kirkland Ave between State Street and Main Street (preferred alternative), 2) existing location on Third Street, 3) the current Antique Mall site;
- Mar 2002 The Downtown Transit Committee made up of various community members convenes to undertake formal siting process with DSP sites;
- 2002 Various community open houses and public forums add additional potential sites which are also evaluated. Additional sites include: Main Street, the former Safeway site, Park Place shopping center, the former ACE Hardware site (now Bungie), and along Central Way. All sites are given consideration using guiding principals and evaluation criteria established by the Transit Committee;
- Feb 2003 Final recommended sites in order of preference: 1) Quadrant property at 424 Kirkland Way (now site of Bungie Game Works), 2) Third Street (current location), and Main Street;
- Date???? Main Street eliminated from further consideration due to site size and operational restraints;
- Oct 2004 City of Kirkland and Sound Transit enter agreement to consider Transit Center improvements at 424 Kirkland Way or at Third Street;
- Mar 2005 Quadrant Development negotiates contract with Microsoft to lease/redevelop 424 Kirkland Way removing the site from further Transit Center consideration;
- Apr 2005 City of Kirkland and Sound Transit mutually agree to proceed with new Transit Center at Third Street in its existing location;
- Oct 2005 Design team selected to develop new Kirkland/3<sup>rd</sup> Street Transit Center

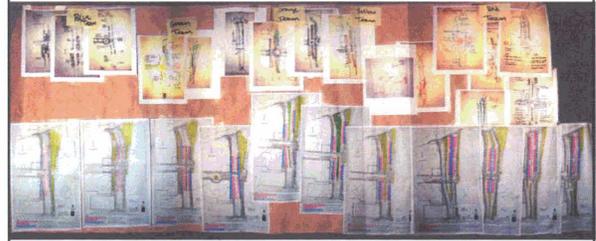


# Kirkland Transit Center

design synopsis

June 2008

## April 2006 - Stakeholder Workshop #1

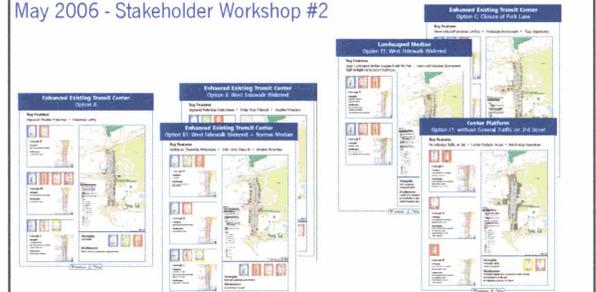


- Stakeholder brainstorming
- Explored design approaches
- 16 design ideas generated; grouped into 11 concepts

### Design team renderings

		Concepts Developed at Workshop			
<p>Participants at the April 2006 workshop developed a range of design ideas for the project team to consider. These ideas formed the basis for four design "families" as shown here. Within these families, the design team developed 11 different concepts and after completing an early analysis found six to be viable candidates for further study.</p>					
<b>Big Ideas</b>					
Red Team	English System				
	Prime Median				
	North End Transit Center				
Blue Team	Pedestrian Safety & Traffic Calming				
	Shelters & Weather Protection				
	Transit Operations				
Green Team	One-way Northbound Option				
	Pedestrians in Middle, Separated from Traffic				
Yellow Team	Pedestrian-focus with Park Lane col-de-sac				
	Signal at Park Lane & 3rd				
Orange Team	English System				
	Strong Connection between Park Lane & Peter Kirk Park				
	Enable Redevelopment of SW Quadrant				
Separated General Purpose Traffic					

## May 2006 - Stakeholder Workshop #2

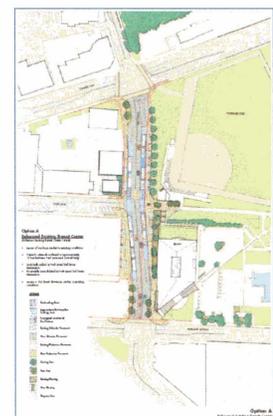


- 11 Concepts refined into 6 Option renderings by design team
- Stakeholders developed evaluation criteria & priorities
- Community open house with Options presented

## July 2006 - Design team Evaluation

ITEM	EVALUATION CRITERIA	Weighting	Reasons for Weighting	Vehicle #2 Route			Blue Team			Team Points	
				Comments	Priority	Value	Comments	Value	Value	Y	X
<b>TRANSIT OPERATIONS AND QUALITIES</b>											
1	Does the Option receive transit signals and supports transit operations (curbs, lanes & transit bays)?	20	Is there adequate space for transit operations? (curbs, lanes & transit bays)	Completed with transit bays but without transit signals.	3	Observation, why better?	3	Priority required for implementation, not required.			
2	Does the Option provide sufficient space to handle transit, including transit bays, shelters, lighting, weathering building materials, etc.	4	Is there adequate space for transit operations? (curbs, lanes & transit bays)	Completed with transit bays but without transit signals.	3	Observation, why better?	3	Priority required for implementation, not required.			
<b>SAFETY</b>											
3A	Does the Option address safety for pedestrians by reducing conflicts with transit and non-transit users? (pedestrian crossings, transit bays, etc.)	10	Is there adequate space for transit operations? (curbs, lanes & transit bays)	Completed with transit bays but without transit signals.	3	Observation, why better?	3	Priority required for implementation, not required.			
3B	Does the Option address safety for transit users?	3	Is there adequate space for transit operations? (curbs, lanes & transit bays)	Completed with transit bays but without transit signals.	3	Observation, why better?	3	Priority required for implementation, not required.			
3C	Does the Option address safety for general traffic?	3	Is there adequate space for transit operations? (curbs, lanes & transit bays)	Completed with transit bays but without transit signals.	3	Observation, why better?	3	Priority required for implementation, not required.			
3D	Does the Option provide "look-alike" for transit?	3	Is there adequate space for transit operations? (curbs, lanes & transit bays)	Completed with transit bays but without transit signals.	3	Observation, why better?	3	Priority required for implementation, not required.			
3E	Does the Option provide for emergency public transit?	3	Is there adequate space for transit operations? (curbs, lanes & transit bays)	Completed with transit bays but without transit signals.	3	Observation, why better?	3	Priority required for implementation, not required.			

## July 2006 - Study Session



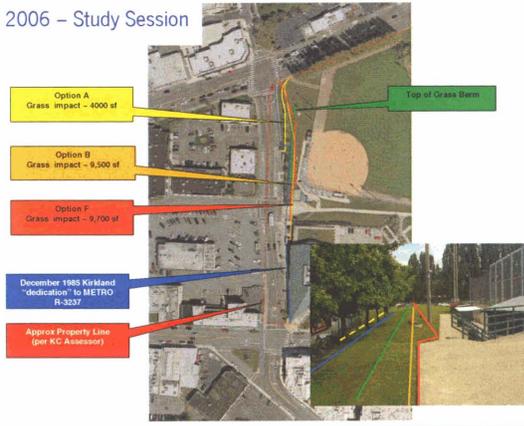
July 2006 – Study Session



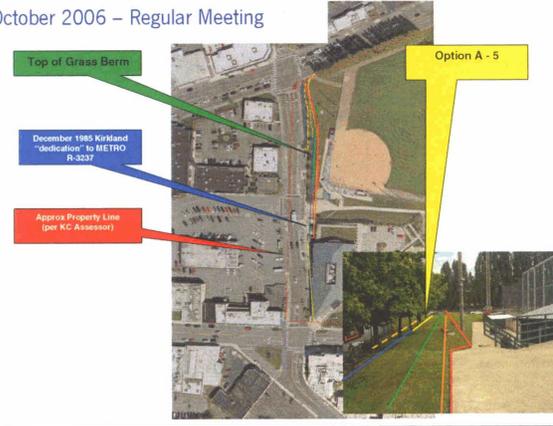
July 2006 – Study Session



July 2006 – Study Session



October 2006 – Regular Meeting



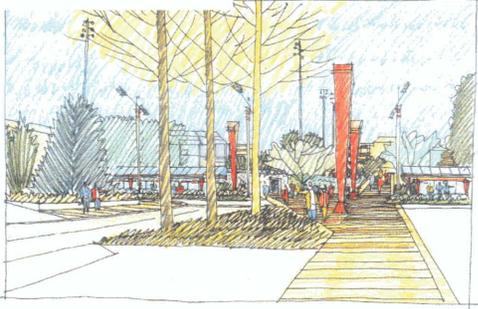
October 2006 – Study Session



December 2006 – Study Session



February 2007 – Study Session



February 2007 – Study Session



February 2007 – Study Session



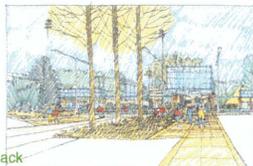
February 2007 – Study Session



February 2007 – Study Session

Architectural Design Themes

- ~~• Park Icon~~
- ~~• Urban Gateway~~
- Park Trellis
- Park Gateway
  - work with the Park interface
  - More green space/treatments
  - Conduct Public Open house
  - Provide more details
  - refine the design based on feedback



June 2007 – Study Session



June 2007 – Study Session



August 2007 – Concept studies



September 2007 – Study Session



February 2008 – Study Session



June 2008 – Study Session



KIRKLAND TRANSIT CENTER  
PROJECT FUNDING

Phase	Task	Estimate	<i>(per 6/5/08 ST finance committee)</i>		
			Budget	Committed to date	Balance
Agency Administration			\$ 692,000	\$ 692,000	\$ -
Preliminary Engineering			\$ 1,050,000	\$ 1,107,000	\$ (57,000)
Final Design			\$ 2,070,000	\$ 1,629,000	\$ 441,000
Right of Way/Construction	<i>(based on INCA 30% estimate 11/07)</i>		\$ 8,600,000	\$ 10,000	\$ 8,590,000
	right of way	\$ 10,000			
	Mobilization (~ 12% construction)	\$ 537,000			
	traffic control	\$ 45,000			
	grading & drainage	\$ 375,000			
	bus canopies	\$ 610,000			
	replace garage stairs/landing	\$ 282,000			
	Trellis structure	\$ 277,000			
	Park retaining walls/seat wall	\$ 188,000			
	misc. structures	\$ 4,000			
	surfaces & paving	\$ 420,000			
	concrete curb,gutter, sidewalk	\$ 123,000			
	roadside development	\$ 31,000			
	landscaping	\$ 171,000			
	signals	\$ 140,000			
	transit signal priority	\$ 100,000			
	illumination	\$ 315,000			
	signage and striping	\$ 74,000			
	Public Art	\$ 363,000			
	Miscellaneous	\$ 477,000			
	Inflation factor (2008-2009 @ 12%)	\$ 479,000			
	Design contingency (15% of construction)	\$ 751,000			
	Sales Tax	\$ 507,000			
	Agreements (Utility, etc.)	\$ 25,000			
	Construction engineering/inspection	\$ 944,000			
	Construction contingency (15% of construction)	\$ 629,000			
	Sub-total	\$ 7,877,000			
	Third Street & Kirkland Ave Signal	\$ 588,000			
	NE 68th Street/108th Ave Signal	\$ 140,000			
	Transit Center temporary relocation costs	\$ 60,000			
	Current Construction Estimate	\$ 8,665,000			
Project Contingency			\$ 888,000		\$ 888,000
Total			\$ 13,300,000	\$ 3,438,000	\$ 9,862,000

Attachment L



**CITY OF KIRKLAND**  
**Department of Finance & Administration**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100  
[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)

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## MEMORANDUM

**To:** David Ramsay, City Manager

**From:** Tracey Dunlap, Director of Finance and Administration

**Date:** June 9, 2008

**Subject:** 20 YEAR SERVICE AWARD – BARRY SCOTT

Barry Scott joined the City of Kirkland in March 1988 as the City's buyer and in 1999 became its purchasing agent. The role of the purchasing agent is a challenge. Barry is responsible for assisting departments with their competitive bids and enforcing the City's and the State's purchasing requirements. He has ably carried out these responsibilities and does so with candor and a sense of humor. He is committed to customer service and good vendor relations and his role has taken on even greater prominence recently given the performance audit findings regarding purchasing practices at other agencies. Barry is an active member of the City's Emergency Management Action Team as the Finance and Administration Department representative.

Barry is also an active member of the American Federation of State, County and Municipal Employees (AFSCME), the City's largest labor union. He has served as its president and vice-president and has represented its members well, while building strong relationships with management.

A few highlights of Barry's many accomplishments include:

- Updating the City's purchasing ordinance,
- Active involvement in establishing the e-Gov Alliance's shared procurement portal,
- Implementing the use of purchasing cards, and
- Upgrading the purchasing elements of the City's financial system.

Barry is a Certified Purchasing Manager and he is widely respected for his knowledge and expertise in his field, both inside and outside of the City. We truly appreciate his hard work and commitment.

**CITY OF KIRKLAND****Department of Public Works****123 Fifth Avenue, Kirkland, WA 98033 425.587.3800****[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)**

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**MEMORANDUM**

**To:** David Ramsay, City Manager

**From:** Erin Leonhart, Public Works Facilities & Administrative Manager  
Daryl Grigsby, Public Works Director

**Date:** June 5, 2008

**Subject:** ENVIRONMENTAL EDUCATION CENTER – SPECIAL PRESENTATION

Marie Hartford from the Friends of the Hidden River (also a teacher at Kirkland's Thoreau Elementary School) will make a special presentation about the Friends of the Hidden River organization and the Regional Community Environmental Center at the Brightwater Wastewater Treatment Facility. Information about the organization can be found on their website ([www.friendsofhiddenriver.org](http://www.friendsofhiddenriver.org)). Their stated mission:

The Friends of the Hidden River is an educational organization dedicated to developing and enhancing citizen understanding and action in community environmental education issues in the Puget Sound and surrounding regions. Our specific vision is to unite the community with the environment by developing viable answers to the following question, "How do we create solutions, sustainable and dynamic, that will balance the wants of our citizens with our need for a healthy environment?" Our specific areas of emphasis are, but not limited to: Wastewater, Water, Environment and Ecology, Conservation and Stewardship, Technology, and Energy.

There is a follow-up item on the Consent Agenda related to Ms. Hartford's presentation.



KIRKLAND AND REDMOND CITY COUNCILS SPECIAL MEETING MINUTES  
May 27, 2008

1. DINNER

A pre-meeting dinner was held at 6:00 p.m.

2. WELCOME AND INTRODUCTION

The meeting was brought to order at 6:40 p.m.

a. Mayors Marchione and Lauinger

3. PARKS BOND AND OTHER REGIONAL OPPORTUNITIES

Redmond Parks and Recreation Director Craig Larson and Kirkland Parks and Community Services Director Jennifer Schroder shared information and responded to questions.

4. REGIONAL TRANSPORTATION

a. SR 520 Bridge Replacement and Corridor Project

b. Sound Transit 2

c. Transit Service

d. Tolling

5. HOUSING

a. Accessory Dwelling Units

b. Inclusionary Zoning

Redmond Planning Director Rob Odle and Kirkland Planning and Community Development Director Eric Shields presented information and

responded to the Councils' questions.

6. CONCLUSION

The Special Joint Meeting of the Redmond and Kirkland City Councils was adjourned at 8:50 p.m.

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City Clerk

Mayor



KIRKLAND CITY COUNCIL SPECIAL STUDY SESSION MEETING MINUTES  
May 29, 2008

1. CALL TO ORDER
2. ROLL CALL

Members Present: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

Members Absent: None.

Joining Council for the discussion were City Manager Dave Ramsay, Assistant City Manager Marilynne Beard, Finance and Administration Director Tracey Dunlap and Financial Planning Manager Sandi Hines.

3. STUDY SESSION

- a. Investment Portfolio Review

Finance and Administration Deputy Director Michael Olson presented the 2007 Investment Portfolio Review.

- b. Kirkland Tax Burden Study Update

Brett Scheckler and Michael Hodgins of Berk and Associates reviewed the 2008 tax burden study's framework, approach and key issues.

- c. 2009-2010 Budget Issues

(1) Revenue, Reserve, Policy Tools

After discussion of the 2009-10 budget revenues, reserves and policy tools, Council provided direction to staff.

4. ADJOURNMENT

The Kirkland City Council Special Study Session of May 29, 2008 was adjourned at 8:40 p.m.

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City Clerk

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Mayor



KIRKLAND CITY COUNCIL REGULAR MEETING MINUTES  
June 03, 2008

1. CALL TO ORDER
2. ROLL CALL

ROLL CALL:

Members Present: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

Members Absent: None.

3. STUDY SESSION

- a. Technology

Joining Councilmembers for this discussion in addition to City Manager Dave Ramsay was Information Tecnology Chief Information Officer Brenda Cooper.

4. EXECUTIVE SESSION

- a. To Discuss Pending Litigation

5. SPECIAL PRESENTATIONS

- a. Honoring Kirkland Youth Council Class of 2008

Youth Services Coordinator Regi Schubiger introduced the Youth Council's 2008 graduating seniors and reviewed their accomplishments.

- b. Relay for Life Proclamation

Cindy Sheehan and Beth Dotson of team "Kick Cancer's Butt" accepted the proclamation.

- c. Sound Transit 2 Planning

Sound Transit 2 Senior Planner and East Corridor Lead Andrea Tull reviewed options being considered for a public vote in the next phase of Sound Transit investments.

d. Green Tips

City Planner David Barnes shared clips of public service announcements created by Northwest University students.

6. REPORTS

a. City Council

(1) Association of Washington Cities Annual Business Meeting

Motion to appoint Mayor Jim Lauinger and Councilmember Mary-Alyce Burleigh as voting delegates.

Moved by Deputy Mayor Joan McBride, seconded by Councilmember Jessica Greenway

Vote: Motion carried 7-0

Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

(2) Regional Issues

Council agreed to Deputy Mayor McBride's request that Council send a letter to the Board of Supervisors in support of recent recommendations of the Flood Control Zone District Advisory Committee regarding allocation and use of money in the sub-regional opportunity fund .

(3) Design Review Board

Council discussed the current recruitment.

b. City Manager

(1) Calendar Update

7. COMMUNICATIONS

a. Items from the Audience

Alan Skow, 6712 104th Avenue NE, Kirkland, WA  
Gary Greenberg, 10335 NE 55th Street, Kirkland, WA  
Kristin Trace, 10409 NE 60th Street, Kirkland, WA

b. Petitions

8. CONSENT CALENDAR

a. Approval of Minutes: May 20, 2008

b. Audit of Accounts:

Payroll \$ 1,980,363.38

Bills \$ 1,459,034.09

run # 749 check #'s 498944 - 499069

run # 750 check #'s 499188 - 499243

run # 751 check #'s 499070 - 499187

c. General Correspondence

(1) Correspondence to the Bellevue Planning Commission Regarding  
Proposed Transit Oriented Development at South Kirkland Park and  
Ride

d. Claims

e. Award of Bids

f. Acceptance of Public Improvements and Establishing Lien Period

g. Approval of Agreements

h. Other Items of Business

(1) R-4708, entitled "A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF KIRKLAND AUTHORIZING THE CITY  
MANAGER TO SUBMIT AND SIGN THE INTERLOCAL  
COOPERATION AGREEMENT WHICH OUTLINES THE  
METHOD OF SHARING COMMUNITY DEVELOPMENT BLOCK  
GRANT FUNDS."

## (2) Accepting Park Board Resignation and Appointing New Member

Adam White was appointed to an unexpired term ending March 31, 2010 on the Park Board.

## (3) Report on Procurement Activities

## (4) Surplus Equipment Rental Vehicles/Equipment For Sale

<u>Fleet #</u>	<u>Year</u>	<u>Make</u>	<u>VIN/Serial Number</u>	<u>License #</u>	<u>Mileage</u>
BG-4	2004	John Deere 1200A Field Rake	TC1200A136197	N/A	N/A
D99-04	1999	Ford Taurus LX	1FAFP52U6XG253821	28045D	46,621
F101	2001	Ford Crown Victoria	2FAFP71W71X156904	32435D	92,097
F208	1995	Chevrolet Astro Van	1GNEL19W8SB202741	16971D	36,830
F311	2000	Ford Road Rescue	1FDXE45F3YHA27321	29921D	68,224
M-4A	2002	John Deere 1435 (62') Mower	TC1435D010176	N/A	N/A
M-5A	2002	John Deere 1445 (62') Mower	TC14450010049	N/A	N/A
M-7	2002	John Deere 1600T WAM	TC1600T020011	N/A	N/A
PU-27	2000	Chevrolet Silverado 1500	1GCEK14V4YE319900	29243D	61,501
PU-28	1998	Dodge Caravan	1B4GP44G4WB730142	23999D	46,959

Motion to Approve the Consent Calendar.

Moved by Councilmember Mary-Alyce Burleigh, seconded by Deputy Mayor Joan McBride

Vote: Motion carried 7-0

Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

## 9. PUBLIC HEARINGS

- a. Resolution R-4707, Adopting Findings and Conclusions and Reversing the Decision of the Design Review Board Granting Design Review Approval to the Bank of America/Merrill Gardens Mixed Use Project at 101 Kirkland Avenue (File No.: DRC 07-0006; Appeal Case No.: APL08-0001)

Mayor Lauinger noted that the hearing had been continued from May 20, 2008. Councilmember Hodgson disclosed that a member of the appellant team had participated in his election campaign three years prior and that a Kirkland business person had threatened him to change his vote; Mr. Hodgson further stated that neither of these circumstances would

prevent him from being fair and impartial. Mayor Lauinger disclosed that CiViK member Jeff Leach had been the Treasurer of his election campaign three years prior. The City Attorney then reviewed the parameters of the hearing and made note of written submittals received from the Applicant as agreed to by Council; as well as additional submittals which were not allowed but received from the Appellant and Applicant following the submission of that testimony.

Council began further deliberations focused on clarification of the proposed findings and conclusions and provided direction on same. The hearing was then continued to the Council's regular meeting on July 1, 2008.

Council recessed for a short break at 10 p.m.

b. Appealing Design Review Board Decision of the McLeod Mixed Use Project

Mayor Lauinger opened the public hearing. City Attorney Robin Jenkinson provided a brief overview of the hearing parameters. Councilmember Greenway disclosed that a quote from appellant Maureen Baskin was used in her 2007 re-election campaign brochure. Councilmember Hodgson disclosed that prior to the appeal he had participated in an informational meeting with the applicant. Deputy Mayor McBride disclosed that prior to this matter becoming quasi-judicial, she had met with applicant and had informal conversation with citizens opposed to the application.

Councilmembers further stated that none of these circumstances would affect their ability to be objective or prevent them from making a fair and impartial decision based upon the record of the hearing.

City Clerk Kathi Anderson administered the oath to the witnesses.

Testimony was provided by:

Jon Regala, Senior Planner

Andrew Chavez, Appellant

Dean Tibbot, Appellant

Dean Little, Appellant

Chris Brain, Attorney for the applicant, Tousley Brain Stephens PLLC

Chris Zahas, Leland Consulting Group

Due to the late hour, Mayor Lauinger continued the hearing to Council's next meeting on June 17, 2008.

Council recessed for a short break at 11:54 p.m.

10. UNFINISHED BUSINESS

- a. Resolution R-4704, Related to Comprehensive Planning and Land Use and Expressing an Intent to Amend the Kirkland Comprehensive Plan, Ordinance

3481 as Amended, the Kirkland Zoning Code Ordinance 3719 as Amended, and Amending the Kirkland Zoning Map Ordinance 3710 as Amended, as a Result of the Gordon Hart Private Amendment Request (File ZON06-00019) and the TL9 Zoning Implementation Project (File ZON07-00023)

This item was postponed to a future meeting.

11. NEW BUSINESS

- a. Approving the NE 132nd Street Master Plan Report

This item was postponed to a future meeting.

12. ANNOUNCEMENTS

None.

13. ADJOURNMENT

The Kirkland City Council regular meeting of June 3, 2008 was adjourned at 12:31 a.m. on June 4, 2008.

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City Clerk

Mayor



KIRKLAND CITY COUNCIL SPECIAL STUDY SESSION MINUTES  
June 05, 2008

1. CALL TO ORDER
2. ROLL CALL

ROLL CALL:

Members Present: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

Members Absent: None.

Joining Councilmembers for this discussion in addition to City Manager Dave Ramsay were Assistant City Manager Marilynne Beard, Director of Finance and Administration Tracey Dunlap, and Financial Planning Manager Sandi Hines.

3. STUDY SESSION
  - a. 2008 Mid-Year Budget Review
    - (1). 2008 Mid-Year Budget Adjustments
    - (2). Mid-Year Financial Update
    - (3). 2009-2010 Budget Guidance
4. ADJOURNMENT

The Kirkland City Council special study session of June 5, 2008 was adjourned at 8:12 p.m.

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City Clerk

Mayor



**CITY OF KIRKLAND**

**City Manager's Office**

**123 Fifth Avenue, Kirkland, WA 98033 425.587.3001**

**[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)**

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**MEMORANDUM**

**To:** Dave Ramsay, City Manager

**From:** David Godfrey, Transportation Engineering Manager

**Date:** June 10, 2008

**Subject:** CORRESPONDENCE CONCERNING BURLINGTON NORTHERN RAIL CORRIDOR

RECOMMENDATION:

City Council approves the attached letter as a template response to letters and emails regarding the BNSF rail corridor.

BACKGROUND:

The City Council has received numerous letters and emails regarding the future use of the BNSF rail corridor. Staff was asked to draft a template response that could be used to respond to most of the correspondence on the City Council's behalf. Staff will maintain a log of interested parties for use in future public involvement efforts that may be accompany planning efforts for the rail corridor.

June 17, 2008

**DRAFT**

Lisa Edwards  
6533 106<sup>th</sup> Avenue NE #B  
Kirkland, WA 98033

Dear Ms. Edwards;

Thank you for your correspondence regarding the BNSF rail corridor. On May 12, the Port of Seattle and BNSF signed an agreement to acquire the 42 mile rail corridor that runs through Kirkland. At the same time, the Port and County signed an agreement granting King County an easement to develop a trail on 32 miles of the corridor. The Port is acquiring the corridor from BNSF for \$107 million. King County is contributing \$2 million toward the purchase price, and is granted an easement for trail development on the southern segment of the corridor. The northern portion of the corridor (between Woodinville and Snohomish) will continue to be used for freight service. The Kirkland City Council has supported efforts to complete this agreement as we believe that this is a once-in-a-lifetime opportunity to secure a transportation asset of immense value.

Now that the agreement documents have been signed, the Surface Transportation Board must approve the Port and King County's application to "rail-bank" portions of the corridor. The Surface Transportation Board is expected to grant approval in the fall of this year. At that time, the Port will begin a public process to gain input on how King County citizens would like to see the rail corridor used. It is our intention that Kirkland citizens will participate fully in this process.

The City of Kirkland has long looked upon the BNSF right-of-way as primarily a facility for non-motorized travel. However, we are also interested in an investigation of how rail transport might function alongside a trail. There are a number of unanswered questions concerning rail operations including ridership potential, parking accommodation and station locations. A feasibility study of commuter rail, and an adjacent trail, will be done by Sound Transit and the Puget Sound Regional Council (PSRC), under a bill (HB3224) passed by the Washington State Legislature. It will include a survey of existing studies and, as necessary, a feasibility study to provide information on whether commuter rail service between eastern Snohomish county and eastern King county, can be a meaningful component of the region's future transportation system. A report on the results will be provided to the transportation committees of the House of Representatives and Senate by February 1, 2009.

We are excited that realization of a trail across Kirkland is closer than ever and we hope that this study will be a valuable tool in understanding how rail might work along with a bicycle/walking trail. The final decision on how the corridor is used will be made by the Port of Seattle and will involve an opportunity for the public to comment. For more information, visit the Port of Seattle website at [http://www.portseattle.org/news/press/2008/05\\_12\\_2008\\_72.shtml](http://www.portseattle.org/news/press/2008/05_12_2008_72.shtml).

Sincerely,  
KIRKLAND CITY COUNCIL

By James L. Lauinger  
Mayor

**CITY OF KIRKLAND**

Department of Public Works

123 Fifth Avenue, Kirkland, WA 98033 425.587.3809

www.ci.kirkland.wa.us

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**MEMORANDUM**

**To:** David Ramsay, City Manager

**From:** Daryl Grigsby, Public Works Director  
Ray Steiger, P.E., Capital Projects Manager

**Date:** June 5, 2008

**Subject:** NE 126<sup>th</sup> Street / 94<sup>th</sup> Avenue NE Channel Restoration  
AWARD CONTRACT

**RECOMMENDATION:**

It is recommended that City Council award the contract for the NE 126<sup>th</sup> Street / 94<sup>th</sup> Avenue NE Channel Restoration project to MVG, LLC of Maple Valley, WA in the amount of \$99,408.00 and approve the request for an additional \$36,900.00 in funding for the project.

**BACKGROUND AND DISCUSSION:**

The NE 126<sup>th</sup> Street / 94<sup>th</sup> Avenue NE Channel Restoration project is located on a tributary to Juanita Creek commonly known as Billy Creek. The tributary originates from outside City limits in the Finn Hill area of unincorporated King County and is a large source of sediment to the Juanita Creek main-stem. This section of the tributary was identified in the Surface Water Master Plan as a location where poor riparian vegetation and eroded (down cut) channel sections exist. When complete, this project will reduce erosion and sediment transport to Juanita Creek by adding in-stream rock and log structures, removing invasive plant species and replanting with native vegetation.

The project is located upstream and approximately one block away from another surface water restoration project (the 95<sup>th</sup> Avenue NE Sediment Pond Restoration project) (Attachment A). Because of their close proximity, potential to benefit from lower unit prices and to reduce impacts to residents during construction; the two projects were originally planned to be bid and constructed together during the summer of 2007. As design work began on the combined projects, unexpected permitting requirements associated with fish passage criteria delayed progress. Washington Department of Fish and Wildlife (WDFW) requires that work in streams meet specific fish passage criteria. The original scope of both projects did not anticipate the need to meet fish passage criteria because the tributary is completely disconnected from Juanita Creek for fish passage by a three foot hanging culvert, and there have been no documented fish sightings upstream of that fish barrier (Attachment B). WDFW determined that because the downstream fish passage barrier is man made (culvert) and not naturally occurring, the culvert could potentially be removed and fish could be introduced to the tributary; therefore requiring all projects upstream to meet fish passage criteria. This determination required additional engineering time and eventually led to separating the two projects and bidding the subject project by itself. The second project, the 95<sup>th</sup> Ave NE Sediment Pond Restoration project is currently being re-evaluated to determine if the planned improvements can be constructed while meeting fish passage criteria.

The NE 126<sup>th</sup> Street / 94<sup>th</sup> Avenue NE Channel Restoration project was advertised on the Shared Small Works Roster and on May 28, 2008 bids were opened. Four bids were received as follows:

<b>Contractor</b>	<b>Bid</b>
<b>MVG, LLC</b>	<b>\$99,408.00</b>
<i>Engineers Estimate</i>	<i>\$99,953.00</i>
Talakai Construction	\$112,433.50
The Phoinix Corp.	\$119,920.91
A-1 Landscaping	\$142,561.10

A review of the bids received (Attachment C) indicates that they are consistent with the engineers estimate and slightly below previous bids considering inflation, and as such, staff recommends proceeding with the award.

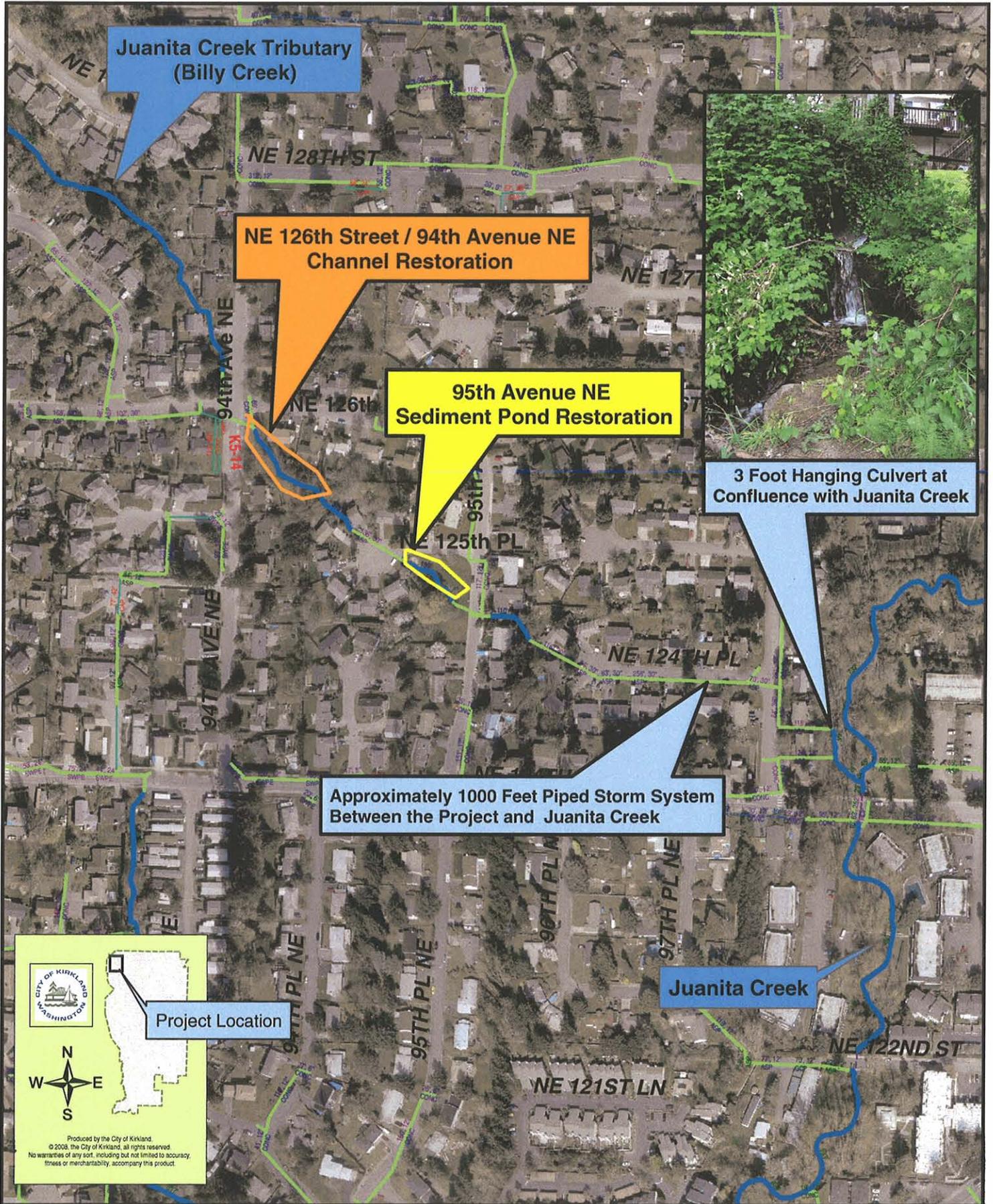
The approved budget for the NE 126<sup>th</sup> Street / 94<sup>th</sup> Avenue NE Channel Restoration project is \$184,100. The budget was based on a project cost estimate developed in the Surface Water Master Plan completed in 2004 and incorporated into the 2006-2011 CIP, spring 2005. Based on current permitting requirements, the estimate did not include adequate funding for design and permitting, especially with regards to fish passage requirements, as at that time they were not as comprehensive. Now that all permits have been issued, design is complete and bids are received, a budget shortfall of \$36,900 has been identified (Attachment D). The shortfall can be contributed to in-house and design engineering cost related to the additional time spent meeting permitting conditions and analyzing fish passage requirements.

With Council award of the NE 126<sup>th</sup> Street / 94<sup>th</sup> Avenue NE Channel Restoration project, additional funding would come from the Surface Water Capital Contingency (Attachment E). Construction is anticipated to begin in early July with substantial completion expected in September, 2008.

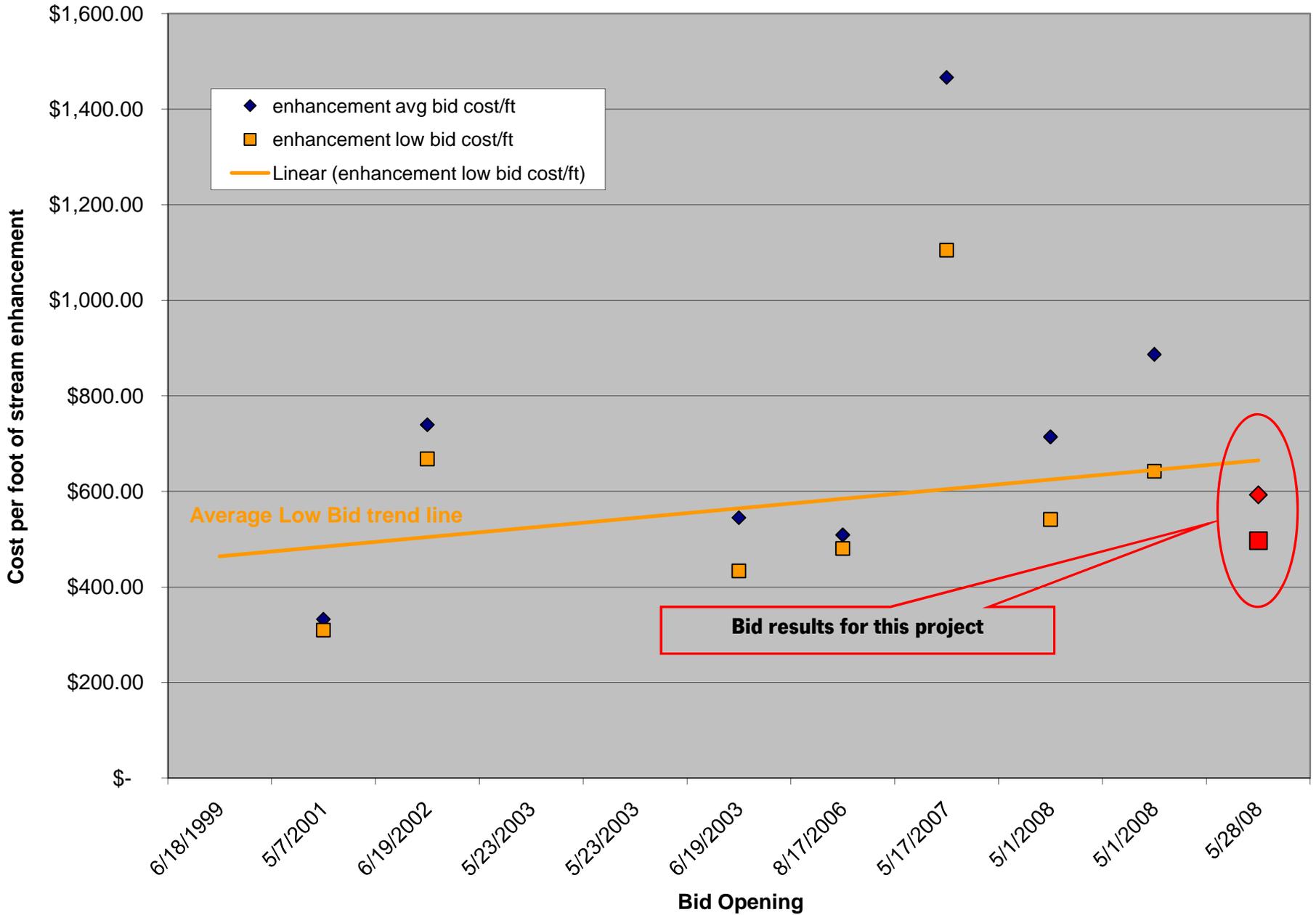
Attachments: (5)



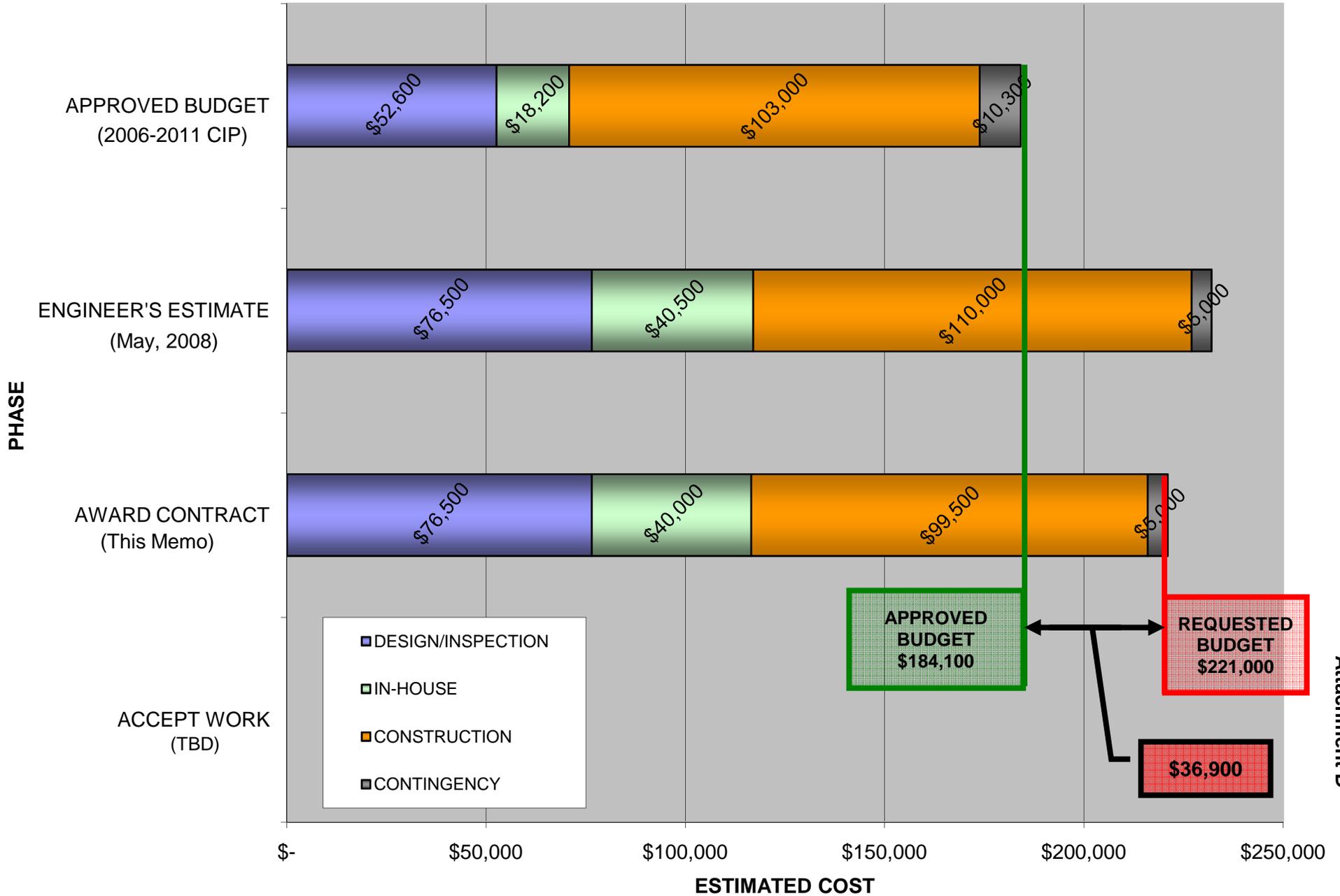
# Project Location in Relation to Fish Passage Barrier at Confluence with Juanita Creek



### Historical comparison of surface water projects



### NE 126th Street/ 94th Avenue NE Channel Restoration (SD-0039) PROJECT BUDGET REPORT



**FISCAL NOTE**

CITY OF KIRKLAND

<b>Source of Request</b>							
Daryl Grigsby, Public Works Director							
<b>Description of Request</b>							
Request additional funding of \$36,900 from the Surface Water Capital Contingency for the NE 126th Street/94th Ave NE Channel Restoration project. The project incurred additional costs for design and permitting, especially regarding fish passage requirements, which were not in place at the time the original budget was developed.							
<b>Legality/City Policy Basis</b>							
<b>Fiscal Impact</b>							
<b>One-time use of \$36,900 of the Surface Water Capital Contingency.</b> The contingency is able to fully fund this request.							
<b>Recommended Funding Source(s)</b>							
<b>Reserve</b>	Description	2008 Est End Balance	Prior Auth. 2007-08 Uses	Prior Auth. 2007-08 Additions	Amount This Request	Revised 2008 End Balance	2008 Target
	Surface Water Capital Contingency	876,760	360,500	0	36,900	479,360	876,760
	Prior 2007-08 Authorized Uses include \$360,500 for the Juanita Creek Channel Enhancements project for additional design work due to Dept. of Fish and Wildlife permits and higher than anticipated construction costs received on opened bids.						
<b>Revenue/Exp Savings</b>							
<b>Other Source</b>							
<b>Other Information</b>							

Prepared By	Neil Kruse, Budget Analyst	Date	June 6, 2008
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**CITY OF KIRKLAND**  
**Information Technology Department**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3050  
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## MEMORANDUM

**To:** David Ramsay, City Manager

**From:** Brenda Cooper, CIO

**Date:** June 6<sup>th</sup>, 2008

**Subject:** Interlocal Agreement to Provide Information Technology Services to the Northshore Fire District

### RECOMMENDATION

City Council approve the attached interlocal agreement.

### POLICY IMPLICATIONS

The City of Kirkland often assists other governmental agencies in the region. This agreement is in line with that general policy.

### BACKGROUND DISCUSSION

About six months ago, Northshore Fire District's Chief, Tom Weathers, approached me and asked if we might be able to provide information technology support for his department. After a series of meetings and some site visits, we determined that we can provide that service in a manner that will work for both Northshore Fire District and for the City of Kirkland.

Northshore is specifically looking for support that includes more than one discipline, since they need help for PC's, their network, etc. Since they do not have a full FTE's worth of work, they did not feel they could hire appropriate staff. They also expressed an interest in being supported by people who understood the particular nature of public agencies in general and fire departments specifically. We feel that we do, and that we can provide them with good support.

We met with Finance and determined how to price this contract to obtain full cost recovery for direct and indirect costs. The amount that Northshore will be paying us will allow us to hire a temporary full time Help Desk staff member, since that is the most appropriate level to backfill to meet this new need.

The result of these discussions would be this agreement, which will provide the dollars for a temporary position. As identified, the work will be allocated to the IT staff appropriate to provide the service. Appropriate notice has been provided to AFSCME, as the temporary position would be covered under their collective bargaining agreement. This staff position will be tied to this contractual agreement and the position would end with a discontinuance of the agreement.

RESOLUTION R-4709

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AUTHORIZING THE CITY MANAGER TO SIGN THE INTERLOCAL AGREEMENT FOR INFORMATION TECHNOLOGY SERVICES TO BE PROVIDED TO THE NORTHSHORE FIRE DISTRICT BY THE CITY OF KIRKLAND.

WHEREAS, the Northshore Fire District is in need of a comprehensive IT support team that can maintain its network and servers, keep its PC's in good running order, answer questions or help staff out when necessary, and also assist with other IT issues like security, training, wiring standards and planning for the future; and

WHEREAS, the Information Technology Department of the City of Kirkland is willing and able to provide that support pursuant to the terms of the proposed interlocal agreement between the City of Kirkland and the Northshore Fire District, and

WHEREAS, the parties are authorized by Chapter 39.34 RCW to enter into an interlocal cooperation agreement of this nature.

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

Section 1. The City Manager is hereby authorized and directed to execute on behalf of the City an interlocal agreement between the City of Kirkland and the Northshore Fire District substantially similar to the Agreement attached hereto as Exhibit A.

Passed by majority vote of the Kirkland City Council in open meeting this \_\_\_\_ day of \_\_\_\_\_, 2008.

Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
MAYOR

Attest:

\_\_\_\_\_  
City Clerk

**INTERLOCAL AGREEMENT FOR INFORMATION TECHNOLOGY SERVICES  
TO BE PROVIDED TO NORTSHORE FIRE DISTRICT BY THE CITY OF  
KIRKLAND**

This Agreement is entered into between the City of Kirkland (Kirkland) and the Northshore Fire District (Northshore).

WHEREAS, Northshore is in need of a comprehensive IT support team that can maintain its network and servers, keep its PC's in good running order, answer questions or help staff out when necessary, and also assist with other IT issues like security, training, wiring standards, and planning for the future; and

WHEREAS, Kirkland is willing to provide that service as provided below;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

**1. Term of Agreement:** The initial term of this agreement will be from July 1, 2008 through December 31<sup>st</sup>, 2010. It may be renewed thereafter in two-year increments with the written approval of both parties.

**2: Services Provided:** Most general day to day information technology support services are included in a fixed base rate set forth in Section 3 below. These include (but are not limited to):

- Help Desk call resolution.
- Delivery and setup of computers. Includes moving software and files from one computer to another.
- Troubleshooting network connectivity problems, including working with telecommunications providers as necessary.
- Standard planned upgrades of software on servers, network equipment, and desktop computers.
- Patch management for server operating systems to keep them close to the most current patch level. Desktop patch management will be implemented as soon as reasonably possible after it becomes available.
- Monthly reporting on actual time spent and calls resolved.
- The necessary management to assure that contractual obligations are being met.
- An annual hardware and software inventory update with the first one completed in October, 2008.
- Assistance with budget planning for normal upgrades.
- Kirkland reserves the sole discretion to determine whether any services require a site visit and, if such a decision is made, travel time is included in the base fixed rate.

If a question arises about whether or not something is included in the base fixed rate, the general guideline will be labor that is included in the base for Kirkland regarding desktop computer support and network support (and is not excluded below) will also be included in the base rate for this contract.

The base rate will not include:

- Mileage to and from Northshore (will be billed quarterly)
- Emergency after-hours support
- Special projects
- Strategic and long-term planning
- Actual cost of hardware and software that Northshore owns, and any related maintenance charges
- Costs for repairs paid to a third party (for example, printer maintenance and repair)

Emergency after-hours support will be provided at an hourly rate of 1.5 times the then current regular hourly rate, so for 2008, emergency after hours support will cost \$124.50/hr. Any minimums or other work conditions associated with union contracts that affect emergency after hours support will apply to Northshore as well.

Northshore may request special projects. Those will generally either be specialty work not included in the above lists, or unexpectedly high work load due to unusual circumstances. Examples of special projects might be GIS mapping, design and update of a website, help installing a new system that Northshore purchases, or advice on wiring plans for a new building. Special projects may cost the same as the Northshore normal rate but be billed for separately. In some cases, specialty capabilities may be more expensive. For example, design of a GIS strategic plan (or support to a vendor helping with one) would require Kirkland's GIS Administrator, and would be more expensive per hour.

Special projects will all require mutual agreement and the written pre-approval of both parties. Special projects costing more than \$1,000 will be handled as addendums to this agreement. Special projects costing less than \$1,000 will be billed directly without requiring a formal addendum to this agreement.

**3. Cost:** Service will be provided at a base fixed rate for regular ongoing services. This will be billed annually three times – once in July 2008 for one half of a year, and then again in January 2009 and January 2010 for the full years.

2008 (6 months) <sup>1</sup>	2009	2010
\$39,010	\$81,921	\$86,017

<sup>1</sup> If you want to start in a different month, we can pro-rate this up or down.

These costs were derived in the following manner:

The initial joint estimate for ongoing services is a half an FTE. A half an FTE is usually 1040 hours, less some hours for vacation, holidays, and other time off. This contract assumes 100 hours of total time off. Multiplying 940 by an hourly rate of \$83 yields \$78,020 in 2008 dollars. Kirkland usually estimates 5% cost increases for personnel including salaries, benefits, and other direct and indirect costs, so a 5% increase was forecast for each of the next two years.

The \$83.00 an hour base rate resulted from taking total IT department costs and backing out the costs that are only related to Kirkland (like software maintenance for our enterprise systems) and dividing the remaining dollars by the hours that we work. Other cities charge similar rates.

At the end of each year, Kirkland will evaluate its actual expenditures in hours against the contracted hours (currently calculated at 940 a year) and make an adjustment in the next year's fees if the variation between estimated and actual hours is greater than 10%. Any adjustment in fees, up or down, must be mutually agreed to between the parties. At any point in time, the parties can mutually decide to contract or expand the service and fees to meet budgetary or work-level needs.

**4. Work Rules:** During the term of this agreement, all Kirkland staff who perform work for Northshore will remain employees of Kirkland for purposes of supervision, evaluation, discipline, determining salary, benefits, and all other terms and conditions of employment, as provided in City of Kirkland Policies or the current Collective Bargaining Agreement between Kirkland and AFSCME, as applicable.

**5. Contacts:** The main point of contact for Northshore shall be Tom Weathers. The main point of contact for Kirkland shall be Donna Gaw. Northshore Staff will be able to contact the Kirkland Help Desk directly to place normal calls for service. In the event of any disputes arising under this agreement, the contact personnel shall meet and confer and mutually agree upon a dispute resolution process. If mutual agreement cannot be reached within a reasonable amount of time under the circumstances then presented, either party may initiate litigation.

**6. Hardware, software, and other standards:** Kirkland has specific standards associated with hardware and software. Northshore agrees to adhere to Kirkland's standards for new hardware and software on a going-forward basis, and acknowledges that some special projects may need to be undertaken in the next six to twelve months in order to bring Northshore up to levels that we can support.

**7. Indemnification and Hold Harmless:** Northshore shall protect, defend, indemnify and save harmless Kirkland, its officers, employees and agents from any and all costs, claims, judgments or awards of damages, arising out of or in any way resulting from the acts or omissions of Kirkland staff while performing duties on behalf of or acting under

the control of Northshore, except for those acts or omissions resulting from the negligence of Kirkland.

Northshore further agrees to protect, defend, indemnify and save harmless Kirkland, its officers, employees and agents from any and all costs, claims, judgments or awards of damages, arising out of or in any way resulting from the acts or omissions of Northshore, its, officers, employees or agents pursuant to, resulting from or arising out of this agreement. Northshore agrees that its obligations under this section extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, Northshore, by mutual negotiation, hereby waives, as respects Kirkland only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of Title 51 RCW. In the event Kirkland incurs any judgment, award, and/or cost arising therefrom including attorneys fees to enforce the provisions of this article, all such fees, expenses and costs shall be recoverable from Northshore.

**8. Insurance:** Northshore shall maintain insurance or self-insurance that is sufficient to protect Kirkland against all applicable risks as set forth in Attachment B and the Insurance Rider. Before Kirkland begins to provide this IT support, Northshore agrees to provide Kirkland with evidence of insurance coverage with minimum liability limits of ONE MILLION DOLLARS (\$1,000,000) for its liability exposure under this agreement, including comprehensive general liability and, to the extent applicable, errors and omissions and auto liability.

**9. Confidential Information:** Kirkland may have access to, review, or otherwise obtain knowledge of Northshore confidential or privileged information and communications in the course of fixing or working on Northshore technology systems. Kirkland staff shall not disclose this confidential or privileged information/communication except as permitted by Northshore, as compelled by legal or statutory process, as necessary for dispute resolution or to the Kirkland supervisor or other Kirkland employees only as necessary to fulfill the terms of this agreement.

**10. Nature of Relationship:** The agreement shall not be interpreted or construed as creating or evidencing an association, joint venture, partnership or franchise relationship among the parties or as imposing any partnership, franchise, obligation, or liability on any party.

**11. Counterparts:** The agreement may be signed in counterparts, each of which shall be deemed an original, and all of which, taken together, shall be deemed one and the same document.

**12. Integration Clause:** This agreement, together with attachments or addenda, represents the final and completely integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral. This agreement may be amended, modified or added to only by written instrument properly signed by both parties hereto.

**13. Force Majeure:** Neither party shall be deemed in default hereunder and neither shall be liable to the other if either is substantially unable to perform its obligations hereunder by reason of any fire, earthquake, flood, tsunami, hurricane, epidemic, accident, explosion, strike, riot, civil disturbance, act of public enemy, embargo, war, military necessity or operations, act of God, any municipal county, state or national ordinance or law, any executive or judicial order, or similar event beyond such party's control.

**14. Severability:** If any provision of this agreement is held to be invalid or unenforceable for any reason, the remaining provisions will continue in full force without being impaired or invalidated in any way so long as both parties continue to receive the anticipated benefits of this agreement. The parties agree to replace an invalid provision with a valid provision that most closely approximates the intent and economic effect of the invalid provision.

**15. Termination:** This agreement may be terminated by either party with 90 days written notice.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

CITY OF KIRKLAND

NORTHSHORE FIRE DISTRICT

By \_\_\_\_\_

By \_\_\_\_\_

Approved as to form:

Approved as to form:

\_\_\_\_\_  
Bill Evans  
City Attorney

\_\_\_\_\_  
Attorney



**CITY OF KIRKLAND**  
**Department of Public Works**  
123 Fifth Avenue, Kirkland, WA 98033 425.587-3800  
[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)

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## MEMORANDUM

**To:** Dave Ramsay, City Manager

**From:** John A. Burkhalter, P.E., Senior Development Engineer  
Rob Jammerman, Development Engineering Manager  
Daryl Grigsby, Public Works Director

**Date:** May 23, 2008

**Subject:** CITY COUNCIL RESOLUTION APPROVING A SEWER FACILITY AGREEMENT WITH JEFF WILSON

### RECOMMENDATION:

It is recommended that the City Council approve the attached resolution authorizing the City Manager to execute a Sewer Facility Agreement with Jeff Wilson.

### POLICY IMPLICATIONS:

The City of Kirkland is authorized pursuant to Chapter 35.91 RCW to enter into a Sewer Facility Agreement (also known as a Sewer Latecomers' Agreement) allowing developers to receive compensation for the installation of public sewer main line extensions, i.e. persons connecting to the extensions are required to pay a portion of the construction costs as a condition of connection. These latecomers' fees are calculated based on the area of the property being served: dividing the benefit area into the total cost of the sewer extensions yields the latecomers' charge. Fifteen percent (15%) of the sewer latecomers' fee is retained by the City of Kirkland for administering the agreement and eighty-five percent (85%) of the fee is returned to the developer. The agreement is valid for 15 years and is administered by the Department of Public Works.

### BACKGROUND DISCUSSION:

Jeff Wilson installed approximately 99 lineal feet of sewer main line extension along 126<sup>th</sup> Ave NE. This public sewer main extension provides sewer service to various parcels. A Sewer Facility Agreement has been filed with the Department of Public Works to receive reimbursement for the sewer. Any property owner applying for connection to the sewer main will be required to pay approximately \$1.48 per square foot for the direct benefit area and approximately \$0.19 per square foot for general benefit area plus normal City of Kirkland sewer connection fees.

Upon Approval of the resolution and subsequent signing by the City Manager, the agreement will be sent to King County for recording. Finally, notice of latecomers' connection charges will be sent to each property owner included in the agreement.

CC: City Attorney

RESOLUTION R-4710

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING A SEWER FACILITY AGREEMENT WITH JEFF WILSON AND AUTHORIZING THE CITY MANAGER TO SIGN SAID AGREEMENT ON BEHALF OF THE CITY OF KIRKLAND.

WHEREAS, the improvement of public health is furthered by adequate sanitary sewer systems; and

WHEREAS, the Washington State Legislature enacted the Municipal Water and Sewer Facilities Act (RCW 35.91.010 et seq.) in furtherance of this goal and authorizing municipalities to enter into agreements of this nature; and

WHEREAS, The City of Kirkland concludes entering into this agreement will promote this goal; and

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

Section 1. The City Manager is hereby authorized and directed to execute on behalf of the City the Sewer Facility Agreement between the City and Jeff Wilson. A copy of this Agreement is attached as Exhibit A.

Passed by majority vote of the Kirkland City Council in open meeting this \_\_\_\_ day of \_\_\_\_\_, 2008.

Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_, 2008

\_\_\_\_\_  
MAYOR

Attest:

\_\_\_\_\_  
City Clerk

## Exhibit A



## SEWER FACILITIES AGREEMENT PURSUANT TO CHAPTER 35.91 REVISED CODE OF WASHINGTON

THIS AGREEMENT made and entered into this day, pursuant to RCW Chapter 35.91, between the City of Kirkland, a non-charter optional code city, hereinafter referred to as "City" and Jeffrey Wilson hereinafter referred to as "Developer":

## WITNESSETH

Section 1. Developer does hereby agree to construct, at its sole expense, the SEWER FACILITIES described in EXHIBIT 1, attached hereto and by this reference incorporated herein, all in accordance with the specifications and standards of the City of Kirkland pertaining to sewer construction and installation.

Section 2. Upon completion of said sewer facilities to the satisfaction of the Kirkland Director of Public Works, and acceptance thereof by the City of Kirkland, said facility shall become the property of the City of Kirkland and a part of its sewer system with full power of the City of Kirkland to charge for its use such sewer connection and service rates and charges as the City of Kirkland may be authorized by law to establish, and all further maintenance operation costs of said facility shall be borne by the City of Kirkland.

Section 3. The benefit area to be served by said facility is described and designated on EXHIBIT 1 attached to this agreement and by this reference incorporated herein. Said Exhibit is a map showing the total benefit area and delineating thereon that portion of the benefit area owned by Developer. EXHIBIT 2 attached to this agreement and by this reference incorporated herein is a listing of each lot or parcel within the benefit area including the lot or parcel legal description and the lot of parcel's "pro rata share" of the cost of construction of the sewer facilities. EXHIBIT 3 identifies those lots or parcels owned by Developer and not subject to the provisions of Section 4 of this agreement.

Section 4. Any owner of any real property located within the benefit area (other than those properties designated in EXHIBIT 1 as Developer's properties) who shall hereafter tap into or use said sewer facility (including not only connecting directly into, but also to users connecting laterals or branches connected thereto) shall, prior to such tap in or use, pay to the City of Kirkland, in addition to any connection or other change required by the ordinances of the City of Kirkland to be paid upon connecting to a sewer facility, their fair pro rata share of the cost of construction of said facility.

Section 5. For the purposes of determining such "fair pro rata share" the cost of construction of said facility shall be considered to be \$35,539.93, provided, however, the City may adjust said cost to reflect the true and final cost of construction of said facility. The "FAIR PRO RATA SHARE" of the cost of construction as designated on EXHIBIT 2, and is hereby approved by the City of Kirkland.

Section 6. Within sixty (60) days after receipt by the City of any "fair pro rata share," the City shall disburse said sum, less fifteen (15) percent thereof to be retained by the City of Kirkland to cover costs of administering the provisions of this agreement, to Developer at 8736 126th Ave NE Kirkland WA until such time as Developer shall have received the total sum of \$ 11,778.42, or the expiration of fifteen (15) years from the date of this agreement, whichever event shall first occur. Thereafter, any amount of charge made or received by the City to tap into or use said facility shall be retained by the City. It shall be the duty of the Developer to advise the City of any change in the Developer's mailing address.

Section 7. The provisions of this agreement shall not be effective as to any owner of real property designated in EXHIBIT 2, other than Developer, until such time as this agreement shall have been recorded in the Office of the King County Department of Elections and Records and then only as to such real property owners as tap into or connect into said facility subsequent to such recording. City shall not be required to disburse any "fair pro rata share" to Developer which may not be lawfully collected from such real property owner at the time said real property taps into or connects to said facility.

Section 8. In the event the cost, or any part thereof, of a or sewer improvement, whether local or general, is or will be assessed against the owners of real property and such improvement will be connected into or will make use of the facility constructed pursuant to this agreement and the cost thereof was not contributed to by the owners of said real property, there shall be included in the Engineer's estimate for the hearing or any such improvement, separately itemized, and in such assessments, a sum equal to the amount provided for in this agreement as a fair pro rata share due from such owners in accordance with the provisions of this agreement.

Section 9. No person, firm, or corporation, other than Developer's, as to the real property identified as owned by Developer in EXHIBIT 3 hereto, shall be granted a permit or authorized to tap into or use said facility or extensions thereof without first paying their fair pro rata share as herein provided.

DATED at Kirkland, Washington, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

CITY OF KIRKLAND:

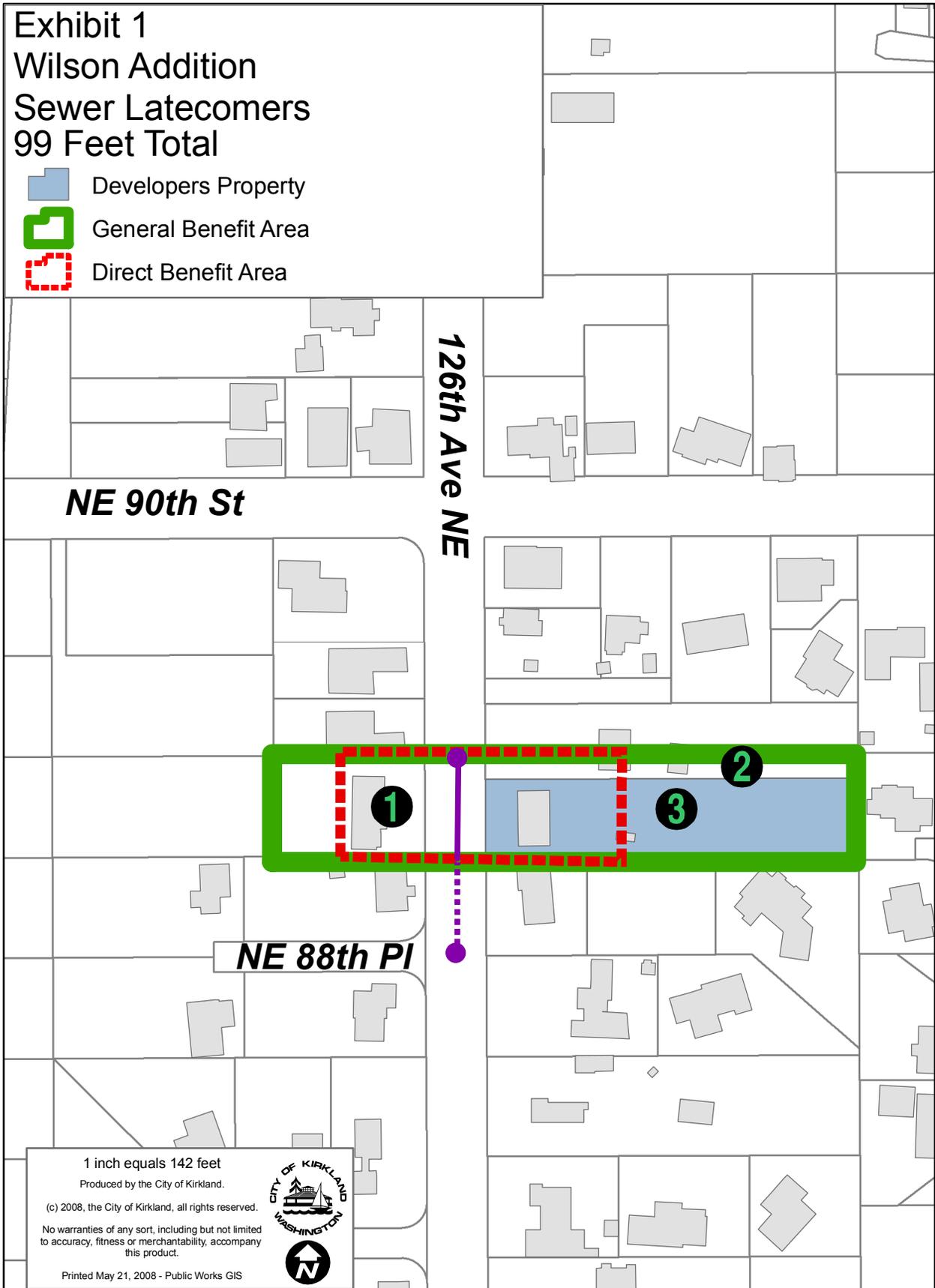
DEVELOPER:

\_\_\_\_\_  
 CITY MANAGER FOR THE City of Kirkland  
 KIRKLAND WHO IS AUTHORIZED TO  
 EXECUTE THIS AGREEMENT ON  
 BEHALF OF SAID CITY BY VIRTUE  
 OF RESOLUTION NO. \_\_\_\_\_

\_\_\_\_\_  
 By: \_\_\_\_\_  
 By: \_\_\_\_\_

# Exhibit 1 Wilson Addition Sewer Latecomers 99 Feet Total

-  Developers Property
-  General Benefit Area
-  Direct Benefit Area



1 inch equals 142 feet  
Produced by the City of Kirkland.  
(c) 2008, the City of Kirkland, all rights reserved.  
No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.  
Printed May 21, 2008 - Public Works GIS



**Wilson Sewer Latecomer's Assessment Roll**

**EXHIBIT 2**

Ref No.	Tax/Parcel No.	Owner/Address	Abbreviated Legal Description	Total Area (SF)	Direct Benefit Area (SF)	General Benefit Area (SF)	Direct Benefit Cost	General Benefit Cost	Total Cost	Reimburse Developer @ 85%	Reimburse City @ 15%
1	123310-0925	BEYZAVI FARZIN+NAZANIN SAMIMI 8741 126th Ave NE Kirkland, WA 98033	BURKE - FARRARS KIRKLAND DIV #6 LOT 1 KIRKLAND LLA #LLA-05- 00018 REC #20051117002406 SD BLA BEING LOTS 1-2 KCSP #279070 REC #8004220690 SD SP BEING LOT 20 BLOCK 15 OF SD ADD	14,807	7,200	14,807	\$11,423.55	\$2,433.41	\$13,856.96	\$11,778.42	\$2,078.54

<b>TOTALS</b>	<b>14,807</b>	<b>7,200</b>	<b>14,807</b>	<b>\$11,423.55</b>	<b>\$2,433.41</b>	<b>\$13,856.96</b>	<b>\$11,778.42</b>	<b>\$2,078.54</b>
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<b>Cost Per Square Foot of Sewer Construction</b>		<b>Calculation of the Cost Per Square Foot of Sewer Construction</b>	
Survey	\$480.00	75% of Total Cost Shall be borne by the Total Direct Benefit Area (TDBA)	
Engineering Cost	\$2,685.13	25% of Total Cost Shall be borne by the Total General Benefit Area (TGBA)	
Construction Cost	\$28,215.52	Therefore the following are cost per square foot for each benefit area:	
Project Management Cost	\$2,822.00	$((75\%)\times(\text{Total Cost}/\text{TDBA})) = .75 \times \$35,539.93 / 16,800 =$	1.586604
Permit Fees	\$1,337.28	$((25\%)\times(\text{Total Cost}/\text{TGBA})) = .25 \times \$35,539.93 / 54064 =$	0.164342
<b>Total</b>	<b>\$35,539.93</b>		

## Wilson Developers Assessment Roll

## EXHIBIT 3

Ref No.	Tax/Parcel No.	Owner/Address	Abbreviated Legal Description	Total Area (SF)	Direct Benefit Area (SF)	General Benefit Area (SF)	Direct Benefit Cost	General Benefit Cost	Total Cost
2	123310-0710	IOAN TERMURE 8744 126th Ave NE Kirkland, WA 98033	BURKE-FARRARS KIRKLAND DIV # 6 S 1/2 OF 2 & N 25 FT OF 3	27,750	2,400	9,250	\$3,807.85	\$1,520.16	\$5,328.01
3	123310-0715	Jeffrey D Wilson 8736 126th Ave NE Kirkland, WA 98033	BURKE-FARRARS KIRKLAND DIV #6 S 75 FT LOT 3 TGW N 6.1 FT LOT 4	30,007	7,200	30,007	\$11,423.55	\$4,931.41	\$16,354.96
<b>TOTALS</b>				<b>57,757</b>	<b>9,600</b>	<b>39,257</b>	<b>\$15,231.40</b>	<b>\$6,451.57</b>	<b>\$21,682.97</b>

**CITY OF KIRKLAND**

City Attorney's Office

123 Fifth Avenue, Kirkland, WA 98033 425.587.3030

[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)

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**MEMORANDUM**

**To:** David Ramsay, City Manager

**From:** Robin Jenkinson, City Attorney

**Date:** June 9, 2008

**Subject:** Fire Station 26 Office Space Lease

**RECOMMENDATION:**

That City Council pass the attached resolution authorizing the City Manager to sign a lease agreement between the City of Kirkland and the North East King County Regional Public Safety Communications Agency ("NORCOM") for office space at Kirkland Fire Station 26.

**BACKGROUND DISCUSSION:**

The City is a member jurisdiction in NORCOM and will benefit from the operational improvements to be provided by NORCOM'S model of dispatch services. It is anticipated that NORCOM will become operational by July 1, 2009. Prior to becoming operational, NORCOM has need of temporary office space. The City has office space available at Fire Station 26 which it is willing to let NORCOM use on a temporary basis. Under the terms of the proposed lease, NORCOM would have the use of the office space without payment of rent, but would be responsible for procuring and maintaining insurance, and indemnifying the City against claims for injuries to persons or damage to property arising from the NORCOM's use of the office space.

RESOLUTION R-4713

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A TEMPORARY LEASE AGREEMENT FOR THE USE OF OFFICE SPACE AT STATION 26 BY THE NORTH EAST KING COUNTY REGIONAL PUBLIC SAFETY COMMUNICATIONS AGENCY ("NORCOM").

WHEREAS, the North East King County Regional Public Safety Communications Agency ("NORCOM") is in need of temporary office space; and

WHEREAS, the City of Kirkland has office space available at Fire Station 26; and

WHEREAS, the City of Kirkland and NORCOM have negotiated the proposed terms of a lease agreement between the City and NORCOM for the temporary use of a portion of Station 26 for office space by NORCOM; and

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

Section 1. The City Manager is hereby authorized and directed to execute on behalf of the City a lease agreement substantially similar to the agreement attached hereto as Exhibit A.

Passed by majority vote of the Kirkland City Council in open meeting this \_\_\_\_ day of \_\_\_\_\_, 2008.

Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
MAYOR

Attest:

\_\_\_\_\_  
City Clerk

## FIRE STATION 26 OFFICE SPACE LEASE

THIS LEASE, dated as of the \_\_\_\_\_ day of \_\_\_\_\_, 2008 is between the City of Kirkland ("City") and North East King County Regional Public Safety Communications Agency ("NORCOM"), a Washington nonprofit corporation.

### I. PREMISES

City hereby leases to NORCOM, upon the terms and conditions herein set forth, a portion of the real property located at 9930 124<sup>th</sup> Avenue NE, Kirkland, Washington (herein called "Fire Station 26").

The portion of Fire Station 26 leased to NORCOM shall be an office area on the upper floor of the building; which includes a common work area with two adjoining offices and three dorm rooms to be converted to office space (herein called "Premises").

### II. USE OF PREMISES

The premises shall be used for the administration of NORCOM and activities incident thereto and for no other purpose without the prior consent of City. NORCOM shall comply with all governmental rules, orders, regulations or requirements relating to the use and occupancy of the Premises.

### III. TERM

The term of this Lease shall be for a term of \_\_\_\_\_ (\_\_) months, commencing \_\_\_\_\_, 2008 and ending July 30, 2009. NORCOM may extend the term of this lease by giving City notice of intention to do so at least thirty (30) days prior to expiration of the original term hereof. Such extended term shall be upon all of the provisions applicable to the original term of this Lease. City may deny renewal of this Lease by written notification of its intention not to renew the Lease within fourteen (14) days after receipt of NORCOM's renewal notification.

### IV. RENT

Because the City is a member jurisdiction in NORCOM and will benefit from the operational improvements to be provided by NORCOM's model of dispatch services and by sharing technology costs with other member jurisdictions, NORCOM shall not be required to pay rent for the use of the Premises.

### V. LEASEHOLD EXCISE TAX

The leasehold interest of City's property may be subject to taxation under the laws of the State of Washington (Ch. 61, 1975-1976 Laws, 2d Ex. Sess., as amended) at the present rate of twelve point eighty-four percent (12.84%), or as may be amended by Washington State legislation, of the taxable rent to be paid to City monthly under the terms of a lease. At this time, it appears that leasehold excise tax is not applicable. In the event that leasehold excise tax is applicable to this Lease, NORCOM agrees to

pay and City agrees to collect and pay over to the State Department of Revenue the aforesaid leasehold excise tax in accordance with the statutes governing same; provided, however, if NORCOM is exempted by State law from the obligation to pay leasehold excise tax, then this tax will not be collected from NORCOM.

A. Payment

NORCOM shall pay the Leasehold Excise Tax payment to City from time to time in semi-annual, or if required by applicable law, other periodic installments each of which shall be due and payable to City at least five (5) days before the last day the corresponding payment of the tax is payable by City.

VI. UTILITIES AND OTHER SERVICES BY CITY

City, at City's expense, will furnish NORCOM the following services and utilities: electricity; heating; air conditioning; and ventilation.

VII. NORCOM TO PAY DIRECT COSTS

NORCOM, at NORCOM'S expense, will pay any and all direct costs for services and/or equipment as agreed by the parties and authorized by the Executive Director of NORCOM.

VIII. ALTERATIONS BY TENANT

NORCOM shall make no changes, improvements or alterations to the Premises without the prior consent of the City. All such changes, improvements, alterations and repairs, if any, made by NORCOM, shall remain on the Premises and shall become the property of the City upon expiration or sooner termination of this lease.

IX. INSURANCE

NORCOM shall procure and maintain for the duration of the Lease, insurance against claims for injuries to persons or damage to property which may arise from or in connection with NORCOM's use of the Premises.

A. Minimum Scope of Insurance

NORCOM shall obtain insurance of the types described below:

1. Commercial General Liability insurance shall be written on Insurance Services Office (ISO) occurrence form CG 00 01 and shall cover premises and contractual liability. The City shall be named as an insured on NORCOM's Commercial General Liability insurance policy using ISO Additional Insured-Managers or Lessors of Premises Form CG 20 11 or a substitute endorsement providing equivalent coverage.

B. Minimum Amounts of Insurance

NORCOM shall maintain the following insurance limits:

- 1. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.

C. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

D. Verification of Coverage

NORCOM shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of NORCOM.

E. Waiver of Subrogation

NORCOM and City hereby release and discharge each other from all claims, losses and liabilities arising from or caused by any hazard covered by property insurance or in connection with the Premises or said building. This release shall apply only to the extent that such claim, loss or liability is covered by insurance.

F. City's Property Insurance

City shall purchase and maintain during the term of the Lease all-risk property insurance covering Fire Station 26 for its full replacement value without any coinsurance provisions.

X. INDEMNITY

NORCOM shall defend, indemnify, and hold harmless City, its officers, officials, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of NORCOM's use of Premises, or from the conduct of NORCOM's business, or from any activity, work or thing done, permitted, or suffered by NORCOM in or about the Premises, except only such injury or damage as shall have been occasioned by the sole negligence of the City.

XI. NOTICE

Any notice required or permitted under this Lease shall be deemed received when actually delivered or 48 hours after deposited in the United States Mail as certified mail addressed to the addresses as specified below or as from time to time changed by either of the parties in writing.

City: City of Kirkland

Attn: Erin Leonhart, Public Works Facilities  
& Administration Manager  
123 - 5<sup>th</sup> Avenue  
Kirkland, WA 98033

NORCOM: NORCOM  
Attn: Chris Fischer, Executive Director  
123 - 5<sup>th</sup> Avenue  
Kirkland, WA 98033

XII. ASSIGNMENT OF LEASE

Neither this Lease nor any right hereunder may be assigned, transferred, or encumbered or sublet in whole or in part by NORCOM, by operation of law or otherwise, without City's prior consent.

XIII. MISCELLANEOUS

- A. In the event either party hereto shall institute suit to enforce any rights hereunder, the prevailing party shall be entitled to recover court costs and attorney's fees incurred as a result thereof.
- B. This Lease constitutes the entire agreement and understanding of the parties and supersedes all offers, negotiations, and other agreements of any kind. There are no representations or understandings of any kind not set forth herein. Any modification of or amendment to this Lease must be in writing and executed by both parties.
- C. This Lease shall be construed in accordance with the laws of the State of Washington.
- D. If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

IN WITNESS WHEREOF the parties hereto have executed this Office Space Lease as of the day and year first above written.

NORCOM

CITY OF KIRKLAND

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to form

\_\_\_\_\_  
City Attorney



**CITY OF KIRKLAND**  
**Department of Public Works**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800  
[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)

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## MEMORANDUM

**To:** David Ramsay, City Manager

**From:** Erin Leonhart, Public Works Facilities & Administrative Manager  
Daryl Grigsby, Public Works Director

**Date:** June 5, 2008

**Subject:** ENVIROMENTAL EDUCATION CENTER AT BRIGHTWATER WASTEWATER TREATMENT FACILITY – ENDORSEMENT LETTERS TO WASHINGTON STATE DELEGATION REGARDING FUNDING

### RECOMMENDATION:

It is recommended that Council:

1. Make an overall endorsement of the Friends of the Hidden River educational proposal for the Brightwater Energy Technology Demonstration Facility; and
2. Authorize the Mayor to sign letters to 1<sup>st</sup> Congressional District legislators supporting a Federal appropriation to equip laboratory spaces for graduate and retraining work in new energy technology and environmental sciences at the Brightwater Energy Technology Demonstration Facility.

### BACKGROUND DISCUSSION:

An Energy Technology Demonstration Facility is being developed at King County's new Brightwater wastewater treatment facility near Woodinville, WA. The Friends of Hidden River, a community-based group comprised of area teachers, is pursuing a Federal appropriation to build a Sustainable Energy and Environment Suite for the Regional Community Environmental Center at Brightwater. This proposal has much to offer Kirkland area students of all ages. The Friends of Hidden River's goal is for students from University of Washington -Bothell and Kirkland's Lake Washington Technical College to use these precious resources. In addition to providing laboratory space for educational research, the grant request would also help to plan energy exhibits for the public that would inspire citizens to incorporate green technology in their own homes.

The City of Kirkland supports development of alternative energy sources and this project would help educate our community about emerging technologies. Marie Hartford from the Friends of Hidden River (a teacher at Thoreau Elementary School in Kirkland) will make a special presentation at the June 17<sup>th</sup> Council meeting about this project and the request for grant funding. Attachment 1 is the draft letter to be mailed to the 1<sup>st</sup> Congressional District's Senator Cantwell, Senator Murray and Representative Inslee. Attachment 2 is a list of groups and individuals who have endorsed this effort as of mid-April as posted on the Friends website (<http://www.friendsofhiddenriver.org/>).

Attachment 1 – List of Endorsements

Attachment 2 – Draft Letter to Senator Cantwell, Senator Murray and Representative Inslee

## **Friends of the Hidden River**

Groups & individuals who have passed resolutions or endorsed the Task Force proposal to create a Regional Community Environmental Education Center with transportation, operations funding, and an outreach program.

- US Representative Jay Inslee
- US Representative Rick Larsen
- US Representative Jim McDermott
- Governor Gary Locke
- City of Bothell
- City of Mill Creek
- Snohomish County Workforce Development Council
- Snohomish County League of Women Voters
- South Snohomish Chamber of Commerce
- Northshore Chamber of Commerce
- Woodinville Chamber of Commerce
- Snohomish County Labor Council
- NW Washington Building and Construction Trades Council
- Seattle - King County Building and Construction Trades Council
- Master Builders of King and Snohomish Counties
- Northwest Energy Technology Collaborative
- University of Washington, Bothell
- Seattle University
- Cascadia Community College
- WSU Snohomish County Extension
- WSU King County Extension
- Northshore Utility District
- Woodinville Water District
- Northshore Rotary
- Bellevue Breakfast Rotary
- Association of Washington State School Principals
- Washington State OSPI Science
- Northshore Education Association
- Northshore School District

## **Friends of the Hidden River**

- Skyview Junior High PTSA
- Northshore Public Education Foundation
- Northshore PTA Council
- Lake Washington Education Association
- Lake Washington School District
- Snohomish School District
- Monroe School District
- Shoreline School District
- Edmonds School District
- Riverview School District
- Bellevue School District
- Washington State Audubon Society
- East Lake Washington Audubon Society
- Pilchuck Audubon Society
- Water Conservation Coalition of Puget Sound
- Little Bear Creek Protective Association
- Maltby Neighborhood Alliance
- Environmental Education Association of Washington
- Northwest Environmental Education Council
- Cispus and Chewelah Peak Learning Centers
- Vancouver Water Resources Center
- Cedar River Watershed Center
- Seattle Parks and Recreation & Environmental Learning Centers
- Washington Native Plant Society
- Islandwood
- Mountain to Sound Greenways
- Nature Vision Inc.
- National Association for Interpretation
- Pacific NW Region, National Association for Interpretation
- Jackson Bottoms Wetland Preserve, OR
- The Environmental Science Center, Burien, WA

## **Friends of the Hidden River**

Washington State Legislators who have supported state funding

- Al O'Brien
- Mark Ericks
- Roger Goodman
- Jeff Morris
- Mike Sells
- John McCoy
- Marco Lias
- Hans Dunshee
- Ross Hunter
- Fred Jarrett
- Larry Springer
- Dawn Morrell
- Kevin Van De Wege
- Joyce McDonald
- Rosemary McAuliffe
- Eric Oemig
- Steve Hobbs
- Karen Fraser

Snohomish County Council Supporters

- Dave Sommers
- Brian Sullivan

King County Council Supporter

- Larry Phillips

June 16, 2008

**DRAFT**

United States Senator Maria Cantwell  
511 Dirksen Senate Office Building  
Washington, DC 20510

Dear Senator Cantwell:

The Kirkland City Council would like to express our support of acquiring federal funds for the Friends of the Hidden River proposal to build the Sustainable Energy and Environment Suite for the Regional Community Environmental Center at the Brightwater Wastewater Treatment Plant. As you may know, "Friends" is a steadfast group of educators and community members committed to seek funding and sustain the operations of an environmental education center to be co-located on the Brightwater site. The City of Kirkland supports the educational opportunities and community commitment the Center would bring to students and citizens of local, regional and possibly national areas.

Fulfilling this request would equip two Sustainable Energy and Environment Laboratories that will provide environmental stewardship education and training to local students. It will also further the design of indoor and outdoor energy exhibits planned for Brightwater. These interactive displays will highlight breakthroughs in new energy technology and sustainable practices. Your support ensures a center that provides the highest possible quality energy and environment educational programs for the Northshore, Lake Washington and surrounding communities. The Center also supports the State's goals for environmental recovery of Puget Sound.

The Center would serve students and citizens of Snohomish and King Counties and most likely gain the attention of other communities within the State and beyond. It will be dedicated to teaching, informing and motivating the public to act on vital new ideas involving energy innovation and conservation to inspire our region's citizens to solve the tough problems we all face today. The City of Kirkland is committed to some of these same sustainable initiatives and would appreciate being able to direct today's and future generations to the new Center.

This project is unique in uniting educators, government agencies and business groups with a five year history of shared ideas and strategies. Because similar critical issues of urban growth, water and energy use flow through every community in the United States, this Center would also serve as a national model. The Friends team has generated a high level of support including nearly a million dollars in state funding and \$7 million in King County funding.

The Kirkland City Council recognizes the significant contribution this education center can make and hopes that you can pursue federal appropriations to support its development and eventual operation.

Sincerely,  
KIRKLAND CITY COUNCIL

By James L. Lauinger  
Mayor

cc: Erin Leonhart, Public Works Facilities & Administrative Manager

June 16, 2008

**DRAFT**

The Honorable Patty Murray  
United States Senate  
173 Russell Senate Office Building  
Washington, DC 20510

Dear Senator Murray:

The Kirkland City Council would like to express our support of acquiring federal funds for the Friends of the Hidden River proposal to build the Sustainable Energy and Environment Suite for the Regional Community Environmental Center at the Brightwater Wastewater Treatment Plant. As you may know, "Friends" is a steadfast group of educators and community members committed to seek funding and sustain the operations of an environmental education center to be co-located on the Brightwater site. The City of Kirkland supports the educational opportunities and community commitment the Center would bring to students and citizens of local, regional and possibly national areas.

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Sincerely,  
KIRKLAND CITY COUNCIL

By James L. Lauinger  
Mayor

cc: Erin Leonhart, Public Works Facilities & Administrative Manager

June 16, 2008

**DRAFT**

United States Representative Jay Inslee  
The House of Representatives  
403 Cannon House Office Building  
Washington, D.C. 20515-4701

Dear Congressman Inslee:

The Kirkland City Council would like to express our support of acquiring federal funds for the Friends of the Hidden River proposal to build the Sustainable Energy and Environment Suite for the Regional Community Environmental Center at the Brightwater Wastewater Treatment Plant. As you may know, "Friends" is a steadfast group of educators and community members committed to seek funding and sustain the operations of an environmental education center to be co-located on the Brightwater site. The City of Kirkland supports the educational opportunities and community commitment the Center would bring to students and citizens of local, regional and possibly national areas.

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Sincerely,  
KIRKLAND CITY COUNCIL

By James L. Lauinger  
Mayor

cc: Erin Leonhart, Public Works Facilities & Administrative Manager

**CITY OF KIRKLAND****Department of Finance & Administration****123 Fifth Avenue, Kirkland, WA 98033 425.587.3100****www.ci.kirkland.wa.us**

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**MEMORANDUM**

**To:** Dave Ramsay, City Manager

**From:** Tracey Dunlap, Director of Finance and Administration  
Sandi Hines, Financial Planning Manager

**Date:** June 6, 2008

**Subject:** 2008 MID-YEAR BUDGET ADJUSTMENTS

RECOMMENDATION

The City Council adopt the attached ordinance adjusting the 2007-08 budget appropriation for selected funds.

BACKGROUND:

State law prohibits expenditures from exceeding the budgeted appropriation for any fund and requires the City to adjust budget appropriations when:

1. Unanticipated revenue exists and will potentially be expended;
2. New funds are established during the budget year which were not included in the original budget; or
3. The City Council authorizes positions, projects, or programs not incorporated into the current biennial budget.

Unless there is an immediate need, budget adjustments that represent ongoing increases in the level of service are generally not introduced at mid-year. Rather, they are submitted as service package requests during the budget preparation process.

Miscellaneous and housekeeping adjustments to the 2007-2008 budget were presented and adopted by the Council on March 18. Since that time, additional events and unexpected grants and donations have occurred creating a need for additional budget adjustments to the 2007-08 budget. These adjustments were presented to the Council on June 5 at the 2008 Mid-year Budget Study Session and a complete summary is included as Attachment A. Listed below is a brief summary of the recommended adjustments:

- **Sales Tax** – The 2008 sales tax budget includes funding for one-time annexation costs. This adjustment will reduce the sales tax budget to the 2007 actual amount, creating the one-year lag, and will reduce related one-time annexation service package costs.
- **EMS Levy** – The new EMS levy includes additional revenue of almost \$274,000 greater than the current 2008 budget, which will be recognized by this adjustment. The Public Safety Committee directed staff to do an evaluation of the fire strategic plan goals to look for effectiveness and efficiency opportunities to improve services. This study will cost \$30,000 and will be funded by additional EMS funding. Also, a second study is recommended to study overtime issues and provide options. This study will cost \$7,500 and will be funded through available professional services budget in the Fire and Building Department.

- **Fire District #41** – Each year a reconciliation of the prior year contract with Fire District 41 is completed and a current year contract amount is finalized. The 2007 reconciliation is complete and the final 2008 contract amount has been calculated. The final 2008 contract nets an additional \$128,929 to the City. This adjustment will recognize the additional revenue and be used to help offset firefighter overtime in 2008.
- **Property Tax** – The adjustment will increase the 2008 budget based on the adopted 2008 levy. Due to an increasing trend of delinquencies, the budget is being adjusted to 98 percent of the approved levy. The increased revenue (\$7,230) will be used towards the firefighter overtime costs.
- **Leasehold Excise Tax** – The credit issued to the City by the State for the Evergreen Hospital refund essentially eliminates all revenue that we would have received for the year. An adjustment is needed to eliminate the \$160,000 budget for 2008 and will be used as the offsetting funding reduction for the remaining reduction of one-time annexation service packages.
- **Adult Probation Revenue and staff** – The City receives probation revenue that can only be used to provide probation services. The Public Safety Committee reviewed and recommended a proposal to increase a .5 probation officer to 1.0 full time to address the excessive caseload currently being handled by staff. There is sufficient revenue above budget to fund this .5 position.
- **Housekeeping Adjustments** – Since the last budget adjustment in March, additional revenues or events have happened that require adjustment to the biennial budget. Most of these have either gone before Council at a previous meeting (and this is the administrative action to adjust the budget), or they are recognizing new revenue that has been received for a dedicated purpose (i.e. grant funding). A brief list of these items follows:
  - FEMA reimbursement for park storm damage (\$16,206)
  - Grant for payroll storage (\$2,078)
  - Cascade Agenda Leadership City membership with the Cascade Land Conservancy (\$5,000 from Council Special Projects Reserve)
  - Donation from Merrill Gardens for AV equipment at Peter Kirk Community Center (\$38,000)
  - Purchase of a scoreboard at Lee Johnson Field and associated donations (\$57,445)
  - Additional funding for the NE 120<sup>th</sup> Place/Casa Juanita Apt. Crosswalk Upgrade project from REET 2 reserves (\$35,000)
  - Additional funding for the Verizon franchise negotiations (\$35,000)
  - Minor adjustments between funds (\$76,970)

The next budget adjustment will be presented to Council in December 2008 to make any final adjustments needed for the 2007-2008 budget.

**City of Kirkland**  
**2007-2008 Budget**  
**2008 Mid-year Budget Adjustment Summary**

ATTACHMENT A

Adjustment Type	Dept.	Description	Uses	Funding Source				Funding Source Notes
				Reserves	Resources Forward	Operating Transfers	External Revenue	
<b>General Fund</b>								
Other Adj	Various	Annexation Analysis/Support	(466,846)				(466,846)	Sales Tax and Leasehold Excise Tax
Other Adj	F&B	Fire Strategic Plan Goals Study	30,000				30,000	EMS Levy
Other Adj	F&B	Fire Suppression Overtime	379,675				379,675	EMS Levy/Fire District #41 Contract/Property Tax
Other Adj	CMO	Probation Staffing	24,149				24,149	Probation Revenue
Other Adj	Parks	Park Storm Damage FEMA reimbursement	16,206				16,206	FEMA
Other Adj	F&A	Payroll Storage Grant	2,078				2,078	Grant
Other Adj	Planning	Cascade Agenda Leadership City Membership	5,000	5,000				Council Special Projects Reserve
<b>General Fund Total</b>			<b>(9,738)</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>(14,738)</b>	
<b>OTHER FUNDS</b>								
<b>PARK &amp; MUNICIPAL RESERVE FUND</b>								
Other Adj	Parks	Peter Kirk Community Center AV Equipment	38,000				38,000	Merill Gardens donation
<b>Park &amp; Municipal Reserve Fund Total</b>			<b>38,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>38,000</b>	
<b>GENERAL CAPITAL FUND</b>								
Other Adj	Parks	Lee Johnson Field Scoreboard	57,445	14,445			43,000	Private donations and Park Donations Reserve
Other Adj	PW	Housekeeping Interfund Transfers	76,970			76,970		General Fund transfer
Other Adj	PW	NE 120th Place/Casa Juanita Apts. Crosswalk Upgrade	35,000	35,000				REET II Reserve
<b>General Capital Fund Total</b>			<b>169,415</b>	<b>49,445</b>	<b>-</b>	<b>76,970</b>	<b>43,000</b>	
<b>INFORMATION TECHNOLOGY FUND</b>								
Other Adj	IT	Verizon Franchise Negotiation	35,000			35,000		
Other Adj	IT	Annexation Analysis/Support	(67,989)			(67,989)		
<b>Information Technology Fund Total</b>			<b>(32,989)</b>	<b>-</b>	<b>-</b>	<b>(32,989)</b>	<b>-</b>	
<b>TOTAL OTHER FUNDS</b>			<b>174,426</b>	<b>49,445</b>	<b>-</b>	<b>43,981</b>	<b>81,000</b>	
<b>TOTAL ALL FUNDS</b>			<b>164,688</b>	<b>54,445</b>	<b>-</b>	<b>43,981</b>	<b>66,262</b>	

ORDINANCE NO. 4136

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING THE BIENNIAL BUDGET FOR 2007-2008.

WHEREAS, the City Council finds that the proposed adjustments to the Biennial Budget for 2007-2008 reflect revenues and expenditures that are intended to ensure the provision of vital municipal services at acceptable levels;

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

Section 1. The 2008 Mid-year miscellaneous adjustments to the Biennial Budget of the City of Kirkland for 2007-2008 are hereby adopted.

Section 2. In summary form, modifications to the totals of estimated revenues and appropriations for each separate fund and the aggregate totals for all such funds combined are as follows:

<u>Funds</u>	<u>Current Budget</u>	<u>Adjustments</u>	<u>Revised Budget</u>
General	113,646,391	(9,738)	113,636,653
Lodging Tax	561,841	0	561,841
Street Operating	9,600,236	0	9,600,236
Cemetery Operating	336,709	0	336,709
Parks Maintenance	2,144,266	0	2,144,266
Recreation Revolving	2,111,338	0	2,111,338
Facilities Maintenance	9,066,324	0	9,066,324
Contingency	2,940,790	0	2,940,790
Cemetery Improvement	549,500	0	549,500
Impact Fees	3,709,937	0	3,709,937
Park & Municipal Reserve	12,723,743	38,000	12,761,743
Off-Street Parking Reserve	69,564	0	69,564
Tour Dock	99,235	0	99,235
Street Improvement	3,222,265	0	3,222,265
Grant Control Fund	285,835	0	285,835
Excise Tax Capital Improvement	22,091,056	0	22,091,056
Limited General Obligation Bonds	4,966,356	0	4,966,356
Unlimited General Obligation Bonds	3,243,334	0	3,243,334
L.I.D. Control	9,647	0	9,647
General Capital Projects	33,639,135	169,415	33,808,550
Grant Capital Projects	16,379,729	0	16,379,729
Water/Sewer Operating	38,471,870	0	38,471,870
Water/Sewer Debt Service	3,758,988	0	3,758,988
Utility Capital Projects	17,305,570	0	17,305,570
Surface Water Management	12,094,573	0	12,094,573
Surface Water Capital Projects	10,140,676	0	10,140,676

<u>Funds</u>	<u>Current Budget</u>	<u>Adjustments</u>	<u>Revised Budget</u>
Solid Waste	17,233,322	0	17,233,322
Equipment Rental	12,367,189	0	12,367,189
Information Technology	10,725,343	(32,989)	10,692,354
Firefighter's Pension	1,382,725	0	1,382,725
	<u>364,877,487</u>	<u>164,688</u>	<u>365,042,175</u>

Section 3. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law.

Passed by majority vote of the Kirkland City Council in open meeting this 17<sup>th</sup> day of June, 2008.

Signed in authentication thereof this 17<sup>th</sup> day of June 2008.

\_\_\_\_\_  
MAYOR

Attest:

\_\_\_\_\_  
City Clerk

Approved as to Form:

\_\_\_\_\_  
City Attorney

**CITY OF KIRKLAND****Planning and Community Development Department**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)

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**MEMORANDUM**

**To:** David Ramsay, City Manager

**From:** Eric Shields, Planning Director

**Date:** June 3, 2008

**Subject:** 2007 King County Buildable Lands Report / Countywide Planning Policies

**RECOMMENDATION**

Approve the proposed resolution ratifying amendment of the King County Countywide Planning Policies and recognizing the 2007 King County Buildable Lands Report as complete in meeting the reporting requirements of RCW 36.70A.215..

**BACKGROUND DISCUSSION**

On October 3, 2007, the Growth Management Planning Council (GMPC) adopted Motion 07-3 approving the 2007 King County Buildable Lands Report and recommending that a copy of the motion be included as an appendix to the King County Countywide Planning Policies (CPPs). On April 14, 2008, the King County Council adopted Ordinance 16056 approving and ratifying the recommendation of the GMPC.

Pursuant to the amendment procedures established in the CPPs, amendments to the CPPs will become effective when ratified by ordinance or resolution, within 90 days of adoption, by 30 percent of city and county governments representing 70 percent of the county population. The deadline for ratification is July 11, 2008.

The Buildable Lands Report is a technical document summarizing development activity in King County over the period 2001-2005 and analyzing land supply/ capacity available to accommodate household and growth targets. Under the Growth Management Act, a buildable lands report is required to be prepared every five years (the previous report documented the period 1996- 2000) by six Washington counties. The King County report was prepared as a collaborative effort by all 40 King County jurisdictions. Technical assistance and project coordination was provided by the Suburban Cities Association in collaboration with King County.

The entire report can be viewed at the following link:  
<http://www.metrokc.gov/budget/buildland/bldlnd07.htm>.

### **Summary of County-wide Development and Growth Capacity:**

- County housing growth is on track to meet growth targets – overall and within each of the County subareas.
- There is an overall trend toward higher residential densities than in the previous reporting period. The average single family density was 6.2 units per acre, while the average multi-family density was 38 units per acre.
- There was a net loss of jobs between 2000 and 2006 but there was a substantial amount of nonresidential floor area permitted.
- There is land capacity to accommodate 277,000 additional households, more than twice as many as the additional 106,000 needed to meet the 2022 growth target.
- There is capacity for about 527,000 additional jobs, well more than the 267,000 needed to meet the 2022 growth target.

### **Kirkland Development compared to Eastside Sub-area and urban King County:**

- **Dwelling Units Permitted** (Table 4.2, page IV-4)

Kirkland: 1,384 (25.25% of 20 year household target)

Eastside: 15,662 (33% of target)

UKC: 49,270 (32% of target)

Comment: Kirkland's rate of growth as a percentage of our target was somewhat lower than for the Eastside and urban King County as a whole. Even so, our rate of growth would be sufficient to meet or nearly meet our target. (Note that targets are for households not housing units. Accounting for presumed housing unit vacancies, Kirkland's 1,384 new housing units would accommodate 1,328 households, which is 24.2% of our target).

New housing in Kirkland represented 9% of Eastside and 3% of urban King County housing growth. Cities with the greatest growth were: Seattle (14,172 new units), Renton (3,494) and Issaquah (2,615). 9,356 new units were in unincorporated urban King County (60% of those in south King County).

- **Average Density (lots/ acre) in New Subdivisions** (Table 4.5, page IV-7)

Kirkland: 5.0

Eastside: 6.0

UKC: 6.2

Comment: The density of new single family lots created in Kirkland was somewhat less than for the Eastside and urban King County as a whole. Jurisdictions with the highest densities were Issaquah (7.9), Maple Valley (7.5), Redmond (7.4) and Shoreline (7.0).

- **Average Density (units/ acre) in New Multi-Family Developments** (Table 4.9, page IV-11)

Kirkland: 46.3  
 Eastside: 33.2  
 UKC: 37.9

Comment: The density of Kirkland's new multi-family housing was considerably greater than average for the Eastside and urban King County. Other cities with high densities were: Bellevue (90 units/ acre), Seattle (80) and Redmond (38).

- **Change in Employment (Jobs)** (Table 4.12, page IV-15)

Kirkland: -2,260  
 Eastside: +11,371  
 UKC: -25,688

Comment: The above figures are for jobs covered by employment security as reported by the Washington State Department of Employment Security. The job loss in Kirkland parallels the overall loss throughout the County due to the recession in the early years of the reporting period. The job gain on the Eastside was predominantly in Redmond (+8,388) and Issaquah (+3,558).

- **New Commercial and Industrial Floor Area Permitted** (Table 4.14, page IV-18)

Kirkland: 689,806 sq. ft.  
 Eastside: 4.7 million sq. ft.  
 UKC: 17.8 million sq. ft.

Comment: New commercial and industrial floor area in Kirkland was approximately 15% of the new floor area permitted on the Eastside and 4% permitted within urban King County. Kirkland's percentage of jobs was larger than our percentages of residential growth, as noted under item 1 above.

- **Residential (dwelling units) Growth Capacity** (Table 5.3, page V-4)

Kirkland: 4,761  
 Eastside: 58,029  
 UKC: 289,179

Comment: Kirkland's residential capacity is sufficient to accommodate 4,569 additional households. However, our capacity exceeds our target by only 417 households, suggesting that we will be challenged to find additional capacity when new targets are allocated in 2010. The Eastside capacity exceeds targets by 23,225 households, while urban King County has an

excess capacity of 170,895 households.

○ **Employment (jobs) Capacity** (Table 5.6, page V-10)

Kirkland: 12,607  
 Eastside: 124,705  
 UKC: 527,720

Comment: Kirkland's job capacity exceeds our target of 8,800 by 3,807. Within the Eastside, there is an excess job capacity of 40,151, while urban King County as a whole is able to accommodate 260,413 more jobs more than its target.

○ **Jobs/ Housing Ratio** (Kirkland & Eastside jobs from Table 4.12, page IV- 15; Kirkland & Eastside housing from State Office of Financial Management; King County and Regional jobs and housing from KC 2008 Land Use Benchmarks report.)

	<u>Jobs</u>	<u>Housing Units</u>	<u>Ratio</u>
Kirkland	32,047	23,720	1.35
Eastside (cities only)	294,475	160,814	1.83
KC (urban & non-urban)	1,125,197	803,268	1.40
Region (4 counties)	1,698,934	1,348,148	1.26

Comment: Kirkland's proportion of jobs to housing is somewhat greater than for the region as a whole, making it a net importer of employees. However, our proportion of jobs is slightly lower than for the County as a whole and considerably lower than the average for all Eastside cities. The Eastside is a major importer of employees.

Details on Kirkland's development activity, land supply and capacity are shown on pages VII 50 – 53 of the report.

Attachments:

1. Proposed resolution
2. Letter and supporting materials from King County
3. Resolution



King County

RECEIVED

MAY 07 2008

AM PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

May 2, 2008

The Honorable James Lauinger  
City of Kirkland  
123 Fifth Avenue  
Kirkland, WA 98033-6189

Dear Mayor Lauinger:

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

On April 14, 2008, the Metropolitan King County Council approved and ratified the amendment on behalf of unincorporated King County. Copies of the King County Council staff report, ordinance and Growth Management Planning Council motion are enclosed to assist you in your review of this amendment.

- Ordinance No. 16056, GMPC Motion No. 07-3 by the Growth Management Planning Council of King County recognizing the 2007 King County Buildable Lands Report and its findings. (available on line at [www.metrokc.gov/budget/buildland/bldInd07.htm](http://www.metrokc.gov/budget/buildland/bldInd07.htm))

In accordance with the Countywide Planning Policies, FW-1, Step 9, 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 amendments to the Countywide Planning Policies 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 this amendment is July 11, 2008.**



If you adopt any legislation relative to this action, please send a copy of the legislation by the close of business, July 11, 2008, to Anne Noris, Clerk of the Council, W1039 King County Courthouse, 516 Third Avenue, Seattle, WA 98104.

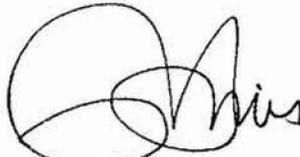
If you have any questions about the amendments or ratification process, please contact Paul Reitenbach, Senior Policy Analyst, King County Department of Development and Environmental Services, at 206-296-6705, or Rick Bautista, King County Council Staff, at 206-296-0329.

Thank you for your prompt attention to this matter.

Sincerely,



Julia Patterson, Chair  
Metropolitan King County Council



Ron Sims  
King County Executive

Enclosures

cc: King County City Planning Directors  
Suburban Cities Association  
Stephanie Warden, Director, Department of Development and Environmental Services (DDES)  
Paul Reitenbach, Senior Policy Analyst, DDES  
Rick Bautista, Council Staff, Growth Management & Natural Resources Committee (GM&NR)



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**April 14, 2008**

**Ordinance 16056**

**Proposed No.** 2008-0074.2

**Sponsors** Gossett

1 AN ORDINANCE ratifying for unincorporated King  
 2 County an action by the Growth Management Planning  
 3 Council to adopt the 2007 Buildable Lands Report; and  
 4 amending Ordinance 10450, Section 3, as amended, and  
 5 K.C.C. 20.10.030 and Ordinance 10450, Section 4, as  
 6 amended, and K.C.C. 20.10.040.

7  
 8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

9 SECTION 1. Findings: The council makes the following findings:

10 A. The Growth Management Act ("GMA") requires King County and its cities to  
 11 implement a review and evaluation program, commonly referred to as "Buildable Lands"  
 12 and requires completion of an evaluation report every five years. The first King County  
 13 Buildable Lands Report ("BLR") was submitted to the state in 2002.

14 B. RCW 36.70A.215 establishes the required elements of that program to  
 15 include:

16 1. Annual data on land development; and

17           2. Periodic analyses to identify "land suitable for development" for anticipated  
18 residential, commercial, and industrial uses.

19           C. Based on the findings of the five-year evaluation, a county or city may be  
20 required to take remedial actions (i.e. reasonable measures) to ensure sufficient capacity  
21 for growth needs and to address inconsistencies between actual development and adopted  
22 policies and regulations.

23           D. The 2007 BLR contained data on:

24           1. Building permits and subdivision plats for the years 2001-2005;

25           2. Land supply and capacity as of 2006; and

26           3. Comparisons with growth targets established by the Growth Management  
27 Planning Council (GMPC) in 2002 for the planning period 2001-2022.

28           E. The major findings of the 2007 BLR include the following:

29           1. Housing growth has been on track with twenty-two-year growth targets;

30           2. Densities achieved in new housing have increased compared to the previous  
31 five years;

32           3. Commercial-industrial construction has continued despite the recession of  
33 2001-2004; and

34           4. King County's Urban Growth Area, and each of four subareas of the county,  
35 has sufficient land capacity to accommodate the residential and employment growth  
36 forecasted by 2022.

37           F. While the GMA requires King County and its cities to implement a review and  
38 evaluation program, as noted above, neither the GMA nor the Countywide Planning

39 Policies ("CPPs") establishes a requirement or a process for adoption of the BLR as an  
40 amendment to the CPPs.

41 G. In August 2002, the King County BLR was submitted to the state prior to the  
42 statutory deadline of September 1 for "completion" of the five-year evaluation. However,  
43 in December, 2004, the Seattle-King County Association of Realtors filed a petition with  
44 the Central Puget Sound Growth Management Hearings Board ("the board") to appeal the  
45 2002 BLR.

46 H. King County argued that the appeal of the BLR was untimely, falling outside  
47 the sixty-day appeal period for GMA actions. The board ruled that the appeal was in fact  
48 timely, since no legislative action had been taken to "adopt" the BLR that would have  
49 defined a start and ending point for a sixty-day appeal period.

50 I. The board went on to state ". . . to establish a timeframe for appeals to the  
51 Board, the completion of the BLR should be acknowledged through legislative action and  
52 the adoption of a resolution or ordinance finding that the review and evaluation has  
53 occurred and noting its major findings."

54 J. As a response to the board decision, GMPC staff recommended the GMPC  
55 consider legislative action to:

- 56 1. Establish a clear appeal period for the BLR; and
- 57 2. Emphasize the recognition and authority of the 2007 BLR as the technical  
58 basis for subsequent countywide policy decisions as well as local decisions that are  
59 consistent with the countywide policy direction.

60 K. As a coordinated countywide GMA document, the BLR falls within the  
61 purview of GMPC. FW1 Step 5(b) establishes the review and evaluation program

**Ordinance 16056**

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62 pursuant to RCW 36.70A.215, but does not specify a procedure for formal adoption. The  
63 CPPs do set forth a process whereby GMPC takes formal action on CPPs through:

64 1. A motion to recommend a CPP amendment for adoption by the King County  
65 Council; and

66 2. Ratification by at least thirty percent of the cities containing at least seventy  
67 percent of the population.

68 L. While the BLR is not a policy action, following an equivalent track for  
69 countywide action on the BLR appears to be the best vehicle for formalizing the  
70 "adoption" of the report through legislative action that represents the endorsement of both  
71 the county and cities.

72 M. The GMPC met on December 12, 2007 and voted to recommend to the King  
73 County Council, a motion (GMPC Motion 07-3) to adopt the 2007 Buildable Lands  
74 Report.

75 SECTION 2. Ordinance 10450, Section 3, as amended, and K.C.C. 20.10.030 are  
76 each hereby amended to read as follows:

77 A. The Phase II Amendments to the King County 2012 Countywide Planning  
78 Policies attached to Ordinance 11446 are hereby approved and adopted.

79 B. The Phase II Amendments to the King County 2012 - Countywide Planning  
80 Policies are amended, as shown by Attachment 1 to Ordinance 12027.

81 C. The Phase II Amendments to the King County 2012 - Countywide Planning  
82 Policies are amended, as shown by Attachment 1 to Ordinance 12421.

83 D. The Phase II Amendments to the King County 2012 - Countywide Planning  
84 Policies are amended, as shown by Attachments 1 and 2 to Ordinance 13260.

**Ordinance 16056**

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85 E. The Phase II Amendments to the King County 2012 - Countywide Planning  
86 Policies are amended, as shown by Attachments 1 through 4 to Ordinance 13415.

87 F. The Phase II Amendments to the King County 2012 - Countywide Planning  
88 Policies are amended, as shown by Attachments 1 through 3 to Ordinance 13858.

89 G. The Phase II Amendments to the King County 2012 - Countywide Planning  
90 Policies are amended, as shown by Attachment 1 to Ordinance 14390.

91 H. The Phase II Amendments to the King County 2012 - Countywide Planning  
92 Policies are amended, as shown by Attachment 1 to Ordinance 14391.

93 I. The Phase II Amendments to the King County 2012 - Countywide Planning  
94 Policies are amended, as shown by Attachment 1 to Ordinance 14392.

95 J. The Phase II Amendments to the King County 2012 - Countywide Planning  
96 Policies are amended, as shown by Attachment 1 to Ordinance 14652.

97 K. The Phase II Amendments to the King County 2012 - Countywide Planning  
98 Policies are amended, as shown by Attachments 1 through 3 to Ordinance 14653.

99 L. The Phase II Amendments to the King County 2012 - Countywide Planning  
100 Policies are amended, as shown by Attachment 1 to Ordinance 14654.

101 M. The Phase II Amendments to the King County 2012 - Countywide Planning  
102 Policies are amended, as shown by Attachment 1 to Ordinance 14655.

103 N. The Phase II Amendments to the King County 2012 - Countywide Planning  
104 Policies are amended, as shown by Attachments 1 and 2 to Ordinance 14656.

105 O. The Phase II amendments to the King County 2012 - Countywide Planning  
106 Policies are amended, as shown by Attachment A to Ordinance 14844.

107 P. The Phase II Amendments to the King County 2012 - Countywide Planning

**Ordinance 16056**

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108 Policies are amended as shown by Attachments A, B and C to Ordinance 15121.

109 Q. The Phase II Amendments to the King County 2012 - Countywide Planning  
110 Policies are amended, as shown by Attachment A to Ordinance 15122.

111 R. The Phase II Amendments to the King County 2012 - Countywide Planning  
112 Policies are amended, as shown by Attachment A to Ordinance 15123.

113 S. Phase II Amendments to the King County 2012 - Countywide Planning  
114 Policies are amended, as shown by Attachments A and B to Ordinance 15426.

115 T. Phase II Amendments to the King County 2012 - Countywide Planning  
116 Policies are amended, as shown by Attachments A, B and C to Ordinance 15709.

117 U. Phase II Amendments to the King County 2012 - Countywide Planning  
118 Policies are amended, as shown by Attachments A to this ordinance.

119 SECTION 3. Ordinance 10450, Section 4, as amended, and K.C.C. 20.10.040 are  
120 each hereby amended to read as follows:

121 A. Countywide Planning Policies adopted by Ordinance 10450 for the purposes  
122 specified are hereby ratified on behalf of the population of unincorporated King County.

123 B. The amendments to the Countywide Planning Policies adopted by Ordinance  
124 10840 are hereby ratified on behalf of the population of unincorporated King County.

125 C. The amendments to the Countywide Planning Policies adopted by Ordinance  
126 11061 are hereby ratified on behalf of the population of unincorporated King County.

127 D. The Phase II amendments to the King County 2012 Countywide Planning  
128 Policies adopted by Ordinance 11446 are hereby ratified on behalf of the population of  
129 unincorporated King County.

**Ordinance 16056**

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130           E. The amendments to the King County 2012 - Countywide Planning Policies, as  
131 shown by Attachment 1 to Ordinance 12027 are hereby ratified on behalf of the  
132 population of unincorporated King County.

133           F. The amendments to the King County 2012 - Countywide Planning Policies, as  
134 shown by Attachment 1 to Ordinance 12421, are hereby ratified on behalf of the  
135 population of unincorporated King County.

136           G. The amendments to the King County 2012 - Countywide Planning Policies, as  
137 shown by Attachments 1 and 2 to Ordinance 13260, are hereby ratified on behalf of the  
138 population of unincorporated King County.

139           H. The amendments to the King County 2012 - Countywide Planning Policies, as  
140 shown by Attachment 1 through 4 to Ordinance 13415, are hereby ratified on behalf of  
141 the population of unincorporated King County.

142           I. The amendments to the King County 2012 - Countywide Planning Policies, as  
143 shown by Attachments 1 through 3 to Ordinance 13858, are hereby ratified on behalf of  
144 the population of unincorporated King County.

145           J. The amendments to the King County 2012 - Countywide Planning Policies, as  
146 shown by Attachment 1 to Ordinance 14390, are hereby ratified on behalf of the  
147 population of unincorporated King County.

148           K. The amendments to the King County 2012 - Countywide Planning Policies, as  
149 shown by Attachment 1 to Ordinance 14391, are hereby ratified on behalf of the  
150 population of unincorporated King County.

**Ordinance 16056**

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151 L. The amendments to the King County 2012 - Countywide Planning Policies, as  
152 shown by Attachment 1 to Ordinance 14392, are hereby ratified on behalf of the  
153 population of unincorporated King County.

154 M. The amendments to the King County 2012 - Countywide Planning Policies, as  
155 shown by Attachment 1 to Ordinance 14652, are hereby ratified on behalf of the  
156 population of unincorporated King County.

157 N. The amendments to the King County 2012 - Countywide Planning Policies, as  
158 shown by Attachments 1 through 3 to Ordinance 14653, are hereby ratified on behalf of  
159 the population of unincorporated King County.

160 O. The amendments to the King County 2012 - Countywide Planning Policies, as  
161 shown by Attachment 1 to Ordinance 14654, are hereby ratified on behalf of the  
162 population of unincorporated King County.

163 P. The amendments to the King County 2012 - Countywide Planning Policies, as  
164 shown by Attachment 1 to Ordinance 14655, are hereby ratified on behalf of the  
165 population of unincorporated King County.

166 Q. The amendments to the King County 2012 - Countywide Planning Policies, as  
167 shown by Attachments 1 and 2 to Ordinance 14656, are hereby ratified on behalf of the  
168 population of unincorporated King County.

169 R. The amendments to the King County 2012 – Countywide Planning Policies, as  
170 shown by Attachment A to Ordinance 14844, are hereby ratified on behalf of the  
171 population of unincorporated King County.

**Ordinance 16056**

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172           S. The amendments to the King County 2012 - Countywide Planning Policies, as  
173 shown by Attachments A, B and C to Ordinance 15121, are hereby ratified on behalf of  
174 the population of unincorporated King County.

175           T. The amendments to the King County 2012 - Countywide Planning Policies, as  
176 shown by Attachment A to Ordinance 15122, are hereby ratified on behalf of the  
177 population of unincorporated King County.

178           U. The amendments to the King County 2012 - Countywide Planning Policies, as  
179 shown by Attachment A to Ordinance 15123, are hereby ratified on behalf of the  
180 population of unincorporated King County.

181           V. The amendments to the King County 2012 - Countywide Planning Policies, as  
182 shown by Attachments A and B to Ordinance 15426, are hereby ratified on behalf of the  
183 population of unincorporated King County.

184           W. The amendments to the King County 2012 - Countywide Planning Policies,  
185 as shown by Attachments A, B and C to Ordinance 15709, are hereby ratified on behalf  
186 of the population of unincorporated King County.

187           X. The amendments to the King County 2012 - Countywide Planning Policies, as

Ordinance 16056

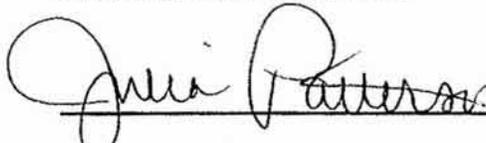
188 shown by Attachment A to this ordinance, are hereby ratified on behalf of the population  
189 of unincorporated King County.

190

Ordinance 16056 was introduced on 3/10/2008 and passed by the Metropolitan King County Council on 4/14/2008, by the following vote:

Yes: 5 - Ms. Patterson, Mr. Constantine, Mr. Ferguson, Mr. Gossett and Mr. Phillips  
No: 4 - Mr. Dunn, Ms. Lambert, Mr. von Reichbauer and Ms. Hague  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



Julia Patterson, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 20 day of APRIL, 2008.



Ron Sims, County Executive

Attachments      A. Motion No. 07-3

RECEIVED  
2008 APR 24 AM 11:13  
KING COUNTY COUNCIL  
CLERK

ATTACHMENT A

Dated 3-18-08

October 3, 2007

Sponsored By: Executive Committee

/cf

**MOTION NO. 07-3**

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A MOTION by the Growth Management Planning Council of King County recognizing the 2007 King County Buildable Lands Report and its findings

WHEREAS, in accordance with RCW 36.70A.215, King County and its cities are required to implement a review and evaluation program, commonly referred to as the Buildable Lands program, and

WHEREAS FW-1 Step 5(b) of the Countywide Planning Policies requires a review and evaluation program consistent with the requirements of RCW 36.70A.215, and

WHEREAS, in accordance with RCW 36.70A.215, the review and evaluation program shall encompass annual collection of data on urban and rural land use and development, critical areas, and capital facilities to the extent necessary to determine the quantity and type of land suitable for development, both for residential and employment-based activities, and

WHEREAS, in accordance with RCW 36.70A.215, the review and evaluation must 1) determine whether there is sufficient land suitable for development to accommodate population projections for the county by the state Office of Financial Management and subsequent allocations to cities pursuant to RCW 36.70A.110, 2) determine the actual density of housing and the actual density of land consumed for commercial and industrial uses, 3) based on the actual density of development, determine the amount of land needed for residential, commercial, and industrial uses for the remainder of the 20-year planning period, and

WHEREAS, in accordance with RCW 36.70A.215, King County and its cities are required to complete an updated evaluation report every five years with the next report due by September 2007, and

WHEREAS, King County and its cities have completed this review and evaluation and have published its findings in the 2007 King County Buildable Lands Report,

WHEREAS, the findings of the review and evaluation include the following:  
- Housing growth has been on track with 22-year household growth targets;  
- Densities achieved in new housing have increased, compared to the previous five years;  
- Commercial and industrial construction has continued, despite the recession of 2001 - 2004;

16056

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- King County's Urban Growth Area, and each of its four urban subareas, has sufficient capacity to accommodate the residential and employment growth forecasted by 2022,

THE GROWTH MANAGEMENT PLANNING COUNCIL OF KING COUNTY  
HEREBY MOVES AS FOLLOWS:

1. The attached 2007 King County Buildable Lands Report is recognized as final and complete in responding to the evaluation requirements of RCW 36.70A.215, and its findings are recognized as the basis for any future measures that the county or cities may need to adopt in order to comply with this section.
2. This motion shall be attached to the Countywide Planning Policies as an appendix for future reference.
3. The attached 2007 King County Buildable Lands Report is recommended to the Metropolitan King County Council and the Cities of King County for adoption of a motion recognizing the completion of the Report and noting its major conclusions.

ADOPTED by the Growth Management Planning Council of King County on October 3, 2007 in open session and signed by the chair of the GMPC.



Ron Sims, Chair, Growth Management Planning Council

Attachment:

1. 2007 King County Buildable Lands Report



**King County**

**Metropolitan King County Council  
Growth Management and Natural Resources Committee**

***Revised Staff Report***

**Agenda Item:**

**Proposed Ord:** 2008-0074 (ratifying GMPC Motion 07-3)

**Name:** Rick Bautista

**Date:** March 18, 2008

***PROPOSED SUBSTITUTE ORDINANCE 2008-0074 RECEIVED A "DO PASS" RECOMMENDATION ON MARCH 18, 2008.***

**SUBJECT:**

Substitute Ordinance ratifying the adoption of the 2007 King County Buildable Lands Report by the Growth Management Planning Council.

**BACKGROUND:**

The Growth Management Planning Council (GMPC) is a formal body comprised of elected officials from King County, Seattle, Bellevue, the Suburban Cities, and Special Districts. The GMPC was created in 1992 by interlocal agreement, in response to a provision in the Washington State Growth Management Act (GMA) requiring cities and counties to work together to adopt CPPs.

Under the GMA, the CPPs serve as the framework for each individual jurisdiction's comprehensive plan. This is to ensure countywide consistency with respect to land use planning efforts.

As provided for in the interlocal agreement, the GMPC developed and recommended the CPPs, which were adopted by the King County Council and ratified by the cities. Subsequent amendments to the CPPs follow the same process: 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% of the city and county governments representing at least 70% of the population of King County.

*NOTE: A city is deemed to have ratified an amendment to the CPPs unless it has taken legislative action to disapprove within 90 days of adoption by King County.*

**SUMMARY:**

Proposed Substitute Ordinance 2008-0074 would ratify GMPC Motion 07-3, which adopts and affirms the findings contained in the 2007 King County Buildable Lands Report as final and complete as the basis for any further measures that the county or cities may need to adopt in order to comply with in responding to the requirements of RCW 36.70A.215.

**GMA Requirements**

The GMA requires King County and its cities to implement a review and evaluation program, commonly referred to as "Buildable Lands" and requires completion of an evaluation report every 5 years. The first King County Buildable Lands Report (BLR) was submitted to the state in 2002.

RCW 36.70A.215 establishes the required elements of that program to include:

- Annual data on land development, and
- Periodic analyses to identify “land suitable for development” for anticipated residential, commercial, and industrial uses.

Based on the findings of the 5-year evaluation, a county or city may be required to take remedial actions (i.e. reasonable measures) to ensure sufficient capacity for growth needs and to address inconsistencies between actual development and adopted policies and regulations.

The GMPC was briefed on the findings of the 2007 BLR in June and September 2007 and adopted the 2007 BLR in December 2007. The 2007 BLR contained data on:

- Building permits and subdivision plats for the years 2001-2005,
- Land supply and capacity as of 2006, and
- Comparisons with growth targets established by the GMPC in 2002 for the planning period 2001-2022.

The major findings of the 2007 BLR include the following:

- Housing growth has been on track with 22-year growth targets.
- Densities achieved in new housing have increased compared to the previous five years.
- Commercial-industrial construction has continued despite the recession of 2001-2004.
- King County’s Urban Growth Area, and each of four subareas of the county, has sufficient land capacity to accommodate the residential and employment growth forecasted by 2022.

#### Effect of GMPC Action

While the GMA requires King County and its cities to implement a review and evaluation program, as noted above, neither the GMA nor the CPPs establishes a requirement or a process for adoption of the BLR as an amendment to the CPPs.

In August 2002, the King County BLR was submitted to the State prior to the statutory deadline of September 1 for “completion” of the 5-year evaluation. However, in December, 2004, the Seattle-King County Association of Realtors filed a petition with the Central Puget Sound Growth Management Hearings Board to appeal the 2002 BLR.

King County argued that the appeal of the BLR was untimely, falling outside the 60-day appeal period for GMA actions. The Hearings Board ruled that the appeal was in fact timely, since no legislative action had been taken to “adopt” the BLR that would have defined a start and ending point for a 60-day appeal period.

The Board went on to state “...to establish a timeframe for appeals to the Board, the completion of the BLR should be acknowledged through legislative action and the adoption of a resolution or ordinance finding that the review and evaluation has occurred and noting its major findings.”

As a response to the Hearings Board decision, GMPC staff recommended the GMPC consider legislative action to:

- Establish a clear appeal period for the BLR, and
- Emphasize the recognition and authority of the 2007 BLR as the technical basis for subsequent countywide policy decisions as well as local decisions that are consistent with the countywide policy direction.

As a coordinated countywide GMA document, the BLR falls within the purview of GMPC. FW1 Step 5(b) establishes the review and evaluation program pursuant to RCW 36.70A.215, but does not specify a procedure for formal adoption. The CPPs do set forth a process whereby GMPC takes formal action on CPPs through:

- A motion to recommend a CPP amendment for adoption by the King County Council, and
- Ratification by at least 30% of the cities containing at least 70% of the population.

While the BLR is not a policy action, following an equivalent track for countywide action on the BLR appears to be the best vehicle for formalizing the "adoption" of the report through legislative action that represents the endorsement of both the county and cities.

**ATTACHMENTS:** None

RESOLUTION R-4711

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RATIFYING AMENDMENTS TO THE KING COUNTY COUNTYWIDE PLANNING POLICIES AND RECOGNIZING THE 2007 KING COUNTY BUILDABLE LANDS REPORT IN MEETING THE REPORTING REQUIREMENTS OF RCW 36.70A.215.

WHEREAS, the King County Council adopted the original King County Countywide Planning Policies in July 1992; and;

WHEREAS, the Growth Management Planning Council (GMPC) was established by interlocal agreement in 1991 to provide collaborative policy development of King County Countywide Planning Policies; and

WHEREAS, the 1991 interlocal agreement requires ratification of the King County Countywide Planning Policies and amendments to the Countywide Planning Policies by 30% of the jurisdictions representing at least 70% of the population of King County, within 90 days of adoption by the King County Council; and

WHEREAS, the King County Growth Management Planning Council passed motion 07-3 on October 3, 2007 recognizing the 2007 King County Buildable Lands Report as final and complete in responding to the evaluation requirements of RCW 36.70A.215 and recommending that the motion be included as an appendix to the King County Countywide Planning Policies; and

WHEREAS, on April 14, 2008, the Metropolitan King County Council adopted Ordinance 16056 amending the King County Countywide Planning Policies as recommended by the Growth Management Planning Council; and

WHEREAS, the City of Kirkland has completed a review and evaluation consistent with the requirements of RCW 36.70A.215, and

WHEREAS, the findings of the review and evaluation for the City of Kirkland have been published in the 2007 King County Buildable Lands Report, and

WHEREAS, the findings of the 2007 King County Buildable Lands Report indicate that the City of Kirkland has sufficient capacity, based on actual densities achieved during the most recent 5-year review period, to accommodate household and job growth targeted for the remainder of the current 20-year planning period, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Kirkland City Council hereby ratifies King County Ordinance 16056 amending the King County Countywide Planning Polices.

Section 2. The Kirkland City Council recognizes the 2007 King County Buildable Lands Report as complete in meeting the countywide and city reporting requirements of RCW 36.70A.215. The findings of the report are recognized as the basis for any measures that the City of Kirkland may need to adopt in order to comply with the requirements of RCW 36.70A.215.

Passed by majority vote of the Kirkland City Council in open meeting this 17th day of June, 2008.

---

Mayor

ATTEST:

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City Clerk



**CITY OF KIRKLAND**  
**Department of Public Works**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800  
[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)

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## MEMORANDUM

**To:** David Ramsay, City Manager

**From:** Katy Coleman, Development Engineering Analyst  
Daryl Grigsby, Public Works Director

**Date:** June 4, 2008

**Subject:** RESOLUTION TO RELINQUISH THE CITY'S INTEREST IN A PORTION OF UNOPENED RIGHT-OF-WAY

### RECOMMENDATION:

It is recommended that the City Council adopt the enclosed Resolution relinquishing interest, except for a utility easement, in a portion of unopened alley being identified as the south 8 feet of the unopened alley abutting the north boundary of the following described property: Lots 40 and 41, Block 169, Town of Kirkland, according to the plat thereof recorded in Volume 6 of Plats, page 53, records of King County, Washington.

### BACKGROUND DISCUSSION:

The unopened portion of the alley abutting the property of 618 9<sup>th</sup> Avenue was originally platted and dedicated in 1890 as Town of Kirkland. The Five Year Non-User Statute provides that any street or right-of-way platted, dedicated, or deeded prior to March 12, 1904, which was outside City jurisdiction when dedicated and which remains unopened or unimproved for five continuous years is then vacated. The subject right-of-way has not been opened or improved.

Carolyn J. Burrows, the owner of the property abutting this right-of-way, submitted information to the City claiming the right-of-way was subject to the Five Year Non-User Statute (Vacation by Operation of Law), Laws of 1889, Chapter 19, Section 32. After reviewing this information, the City Attorney believes the approval of the enclosed Resolution is permissible.

Attachments: Vicinity Maps  
Resolution



**10TH AVE**

**6TH ST**

**9TH AVE**

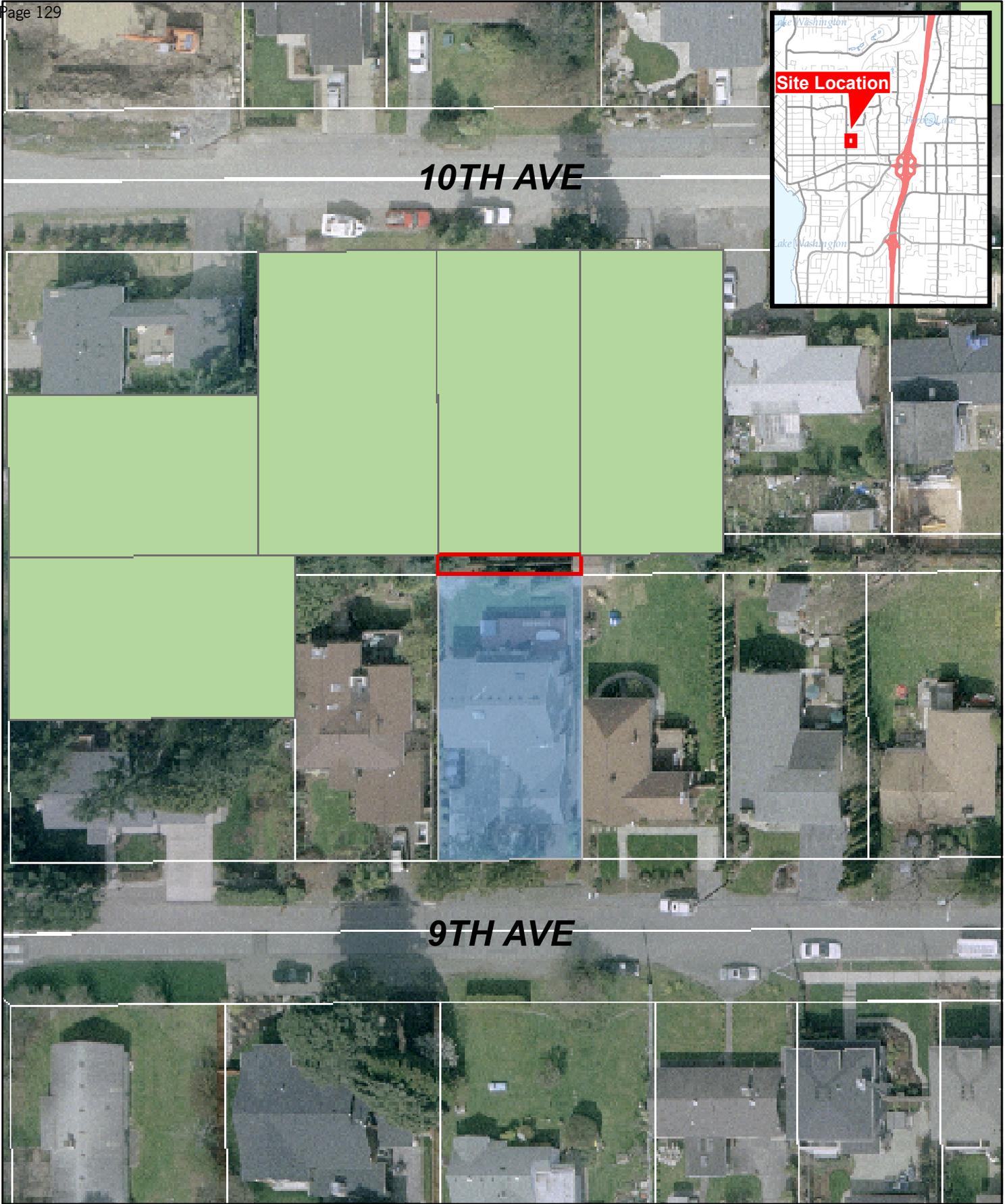
**Burrows Residence Non-User Vacation**  
**618 9th Ave**

-  Burrows Residence
-  Proposed Vacation
-  Granted Non-User Vacations
-  Pedestrian Easement
-  Building Outline



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No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.



**Burrows Residence Non-User Vacation**  
**618 9th Ave**

-  Burrows Residence
-  Proposed Vacation
-  Granted Non-User Vacations

 Pedestrian Easement



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 (c) 2008, the City of Kirkland, all rights reserved.  
 No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

RESOLUTION R-4712

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RELINQUISHING ANY INTEREST THE CITY MAY HAVE, EXCEPT FOR A UTILITY EASEMENT, IN AN UNOPENED RIGHT-OF-WAY AS DESCRIBED HEREIN AND REQUESTED BY PROPERTY OWNER CAROLYN J. BURROWS

WHEREAS, the City has received a request to recognize that any rights to the land originally dedicated in 1890 as right-of-way abutting a portion of the Town of Kirkland have been vacated by operation of law; and

WHEREAS, the Laws of 1889, Chapter 19, Section 32, provide that any county road which remains unopened for five years after authority is granted for opening the same is vacated by operation of law at that time; and

WHEREAS, the area which is the subject of this request was annexed to the City of Kirkland, with the relevant right-of-way having been unopened; and

WHEREAS, in this context it is in the public interest to resolve this matter by agreement,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. As requested by the property owner Carolyn J. Burrows, the City Council of the City of Kirkland hereby recognizes that the following described right-of-way has been vacated by operation of law and relinquishes all interest it may have, if any, except for a utility easement, in the portion of right-of-way described as follows:

A portion of unopened alley being identified as the south 8 feet of the unopened alley abutting the north boundary of the following described property: Lots 40 and 41, Block 169, Town of Kirkland, according to the plat thereof recorded in Volume 6 of Plats, page 53, records of King County, Washington.

Section 2. This resolution does not affect any third party rights in the property, if any.

Passed by majority vote of the Kirkland City Council in open meeting this \_\_\_\_ day of \_\_\_\_\_, 2008

Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
MAYOR

Attest:

\_\_\_\_\_  
City Clerk



**CITY OF KIRKLAND**  
**Department of Finance & Administration**  
**123 Fifth Avenue, Kirkland, WA 98033 425.587.3100**  
**[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)**

## MEMORANDUM

**To:** David Ramsay, City Manager

**From:** Barry Scott, Purchasing Agent

**Date:** June 5, 2008

**Subject:** REPORT ON PROCUREMENT ACTIVITIES FOR COUNCIL MEETING OF JUNE 17, 2008

This report is provided to apprise the Council of recent and upcoming procurement activities where the cost is estimated to be in excess of \$50,000. This report also includes the process being used to determine the award of the contract.

Following is a report on the City's major procurement activities since May 21, 2008:

	Project	Process	Estimate/Price	Status
1.	2008 Pavement Marking Project	Invitation for Bids	\$100,000 to \$130,000 for base bid. Up to \$180,000 with additive alternates.	Advertised on 5/30. Bids due on 6/12.

Please contact me if you have any questions regarding this report.



**CITY OF KIRKLAND**  
**Planning and Community Development Department**  
**123 Fifth Avenue, Kirkland, WA 98033 425.587-3225**  
**www.ci.kirkland.wa.us**

## **MEMORANDUM**

**To:** David Ramsay, City Manager

**From:** Jon Regala, Senior Planner  
 Paul Stewart, AICP, Deputy Planning Director  
 Eric Shields, AICP, Planning Director

**Date:** June 5, 2008

**Subject:** INTENT TO ADOPT RESOLUTION – GORDON HART PRIVATE AMENDMENT REQUEST (ZON06-00019) & TL9 ZONING IMPLEMENTATION PROJECT (ZON07-00023)

## **RECOMMENDATION**

Adopt the enclosed resolution setting forth the intention of the City Council to approve the requested land use and zoning changes for the Gordon Hart private amendment request and the TL 9 zoning implementation project later this year concurrent with all other amendments included in the city's annual Comprehensive Plan amendments.

## **BACKGROUND DISCUSSION**

At the City Council's May 20<sup>th</sup> meeting, the Gordon Hart/TL 9 agenda item was removed from the consent calendar and was continued to the June 3, 2008 City Council meeting. Subsequently, this item was continued to the June 17, 2008 City Council meeting.

Previously, the Council, at its March 4, 2008 public meeting, unanimously approved a motion to adopt the Planning Commission's recommendations on the Gordon Hart Private Amendment Request (PAR) and the City Initiated TL 9 Zoning Implementation Project and directed staff to bring back an 'intent-to-adopt' resolution at their May 20, 2008 meeting. Since the results of the Hart PAR are to be incorporated into the final TL 9 zoning charts both projects were combined into one 'intent-to-adopt' resolution. The Exhibits of the 'intent-to-adopt' resolution are consistent with the Planning Commission's recommendations. Exhibit A, Condition 7 was slightly revised by staff to clarify that the adopted 100-foot setback applies to any development on the Gordon Hart property as intended by the Planning Commission and the phrase '*Where residential uses are allowed*' was added to Condition 10 to clarify where in the TL 9 Planning District the affordable unit/bonus height provision applies.

Cc: ZON06-00019  
 ZON07-00023  
 Totem Lake Neighborhood Association  
 Kirkland Chamber of Commerce  
 Adrienne Brastad, Glacier Management, 12912 NE 125<sup>th</sup> Way, Kirkland, WA 98034  
 Teresa Sante, Benaroya Companies, 1100 Olive Way Suite 1700, Seattle, WA 98101  
 Gordon Hart, 3 -168<sup>th</sup> Avenue NE, Bellevue, WA 98008  
 Bill Kost, 328 – 37<sup>th</sup> Street NW #A, Auburn, WA 98001

RESOLUTION R-4704

A RESOLUTION OF THE CITY OF KIRKLAND RELATED TO COMPREHENSIVE PLANNING AND LAND USE AND EXPRESSING AN INTENT TO AMEND THE KIRKLAND COMPREHENSIVE PLAN, ORDINANCE 3481 AS AMENDED, THE KIRKLAND ZONING CODE ORDINANCE 3719 AS AMENDED, AND AMENDING THE KIRKLAND ZONING MAP ORDINANCE 3710 AS AMENDED, AS A RESULT OF THE GORDON HART PRIVATE AMENDMENT REQUEST (FILE ZON06-00019) AND THE TL9 ZONING IMPLEMENTATION PROJECT (FILE ZON07-00023).

WHEREAS, the City Council has received recommendations from the Kirkland Planning Commission to amend the text of Totem Lake Neighborhood Plan Policy TL-17.3 of the Comprehensive Plan , Ordinance 3481 as amended, and the Kirkland Zoning Code text, Ordinance 3719 as amended, and the Zoning Map Ordinance 3710 as amended, to create the TL 9A and TL9B zoning districts to implement the TL 9 Planning District policies and as a result of the Gordon Hart Private Amendment request, all as set forth in the Planning Commission's recommendations dated February 20, 2008, and bearing Kirkland Department of Planning and Community Development File No. ZON06-00019 (Hart) and ZON07-00023 (TL9); and

WHEREAS, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, held on January 24, 2008, a public hearing, on each of the amendment proposals and considered the comments received at said hearings; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a SEPA Addendum to Existing Environmental Documents, issued by the responsible official pursuant to WAC 197-11-600; and

WHEREAS, in an open public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission; and

WHEREAS, the Growth Management Act, RCW 36.70A.130, requires the city to review all amendments to the comprehensive plan concurrently and no more frequently than once every year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The City Council acknowledges the recommended amendment to the Zoning Ordinance as set forth in File ZON06-00019 and ZON07-00023, and will consider adopting said recommendation by ordinance concurrent with all other amendments included in the City's annual Comprehensive Plan amendments.

Section 2. The recommended amendment to the Comprehensive Plan text is set out in Exhibit "A" attached hereto and by this reference incorporated herein.

Section 3. The recommended amendment to the Zoning Ordinance is set out in Exhibit "B" attached hereto and by this reference incorporated herein

Section 4. The recommended amendment to the Zoning Map is set out in Exhibit "C" attached hereto and by this reference incorporated herein.

Passed by majority vote of the Kirkland City Council in open meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED IN AUTHENTICATION THEREOF this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

## EXHIBIT A

### ***Policy TL-17.3:***

*Restrict development in identified landslide hazard areas to ensure public safety and conformity with natural constraints.*

High ground water with soft soil conditions in the low-lying parts of the neighborhood may limit or require special measures for development. The presence of loose saturated soils increases the risk for differential settlement and seismically induced soil liquefaction. In these areas, development must demonstrate methods to prevent the settlement of structures and utility systems and to withstand seismic events.

The steep, heavily vegetated hillside in the northeastern portion of the neighborhood lies within an identified high landslide area (see Figures TL-5 and TL-11, District TL 9). Although a range of office, industrial or multifamily uses are permitted in the southern portion of the hillside north of NE 126<sup>th</sup> Place, this development and all development on the hillside is subject to the following conditions:

- (1) Development should be subject to public review and discretionary approval through the City's Process IIA process.
- (2) The base density for residential development on the slope should be eight dwelling units per acre.
- (3) Lot coverage for development should be lower than that allowed for the less environmentally sensitive properties to the south, to enable the preservation of vegetation and watercourses on the site.
- (4) Vegetative cover should be maintained to the maximum extent possible. Clustering of structures may be required to preserve significant groupings of trees.
- (5) Watercourses should be retained in a natural state.
- (6) Development should only be permitted if an analysis is presented that concludes that the slope will be stable. The analysis should indicate the ability of the slope and adjacent areas to withstand development, the best locations for development, and specific structural designs and construction techniques necessary to ensure long-term stability.
- (7) The hillside with the steepest slopes should be left undisturbed in a natural condition and retained as permanent natural open space through the creation of a greenbelt easement or the dedication of air rights. In order to provide property owners with reasonable development potential, some development may be permitted on the southern, lower portion of the hillside. In no case should such development or associated land surface modification extend ~~northward more than 150 feet into any slope in excess of 15 percent, nor~~ closer than 100 feet to existing single-family residential development north of the slope.
- ~~(8)~~ (7) Any part of the hillside which is retained as permanent natural open space, but which has been previously altered from its natural state, or which is so altered as a result of soils testing or watercourse rehabilitation, should be returned to its natural condition.
- ~~(9)~~ (8) Surface water runoff should be maintained at predevelopment levels.
- ~~(10) The developer should indemnify and hold harmless the City by a covenant running with the land in a form approved by the City Attorney.~~
- ~~(11)~~ (9) Vehicular access should be from south of the slope. If necessary, access may be from 132<sup>nd</sup> Avenue NE, provided that such access is limited to one point and meets other City standards.
- (10) Where residential uses are allowed, a total of 5 stories measured above an average building elevation are allowed if at least 10% of the units provided are affordable units.

**Chapter 48 — LIGHT INDUSTRIAL TECHNOLOGY (LIT) ZONES**

**48.0555.59** User Guide TL 9A.

The charts in ~~KZC 48.1555.63~~ contain the basic zoning regulations that apply in the ~~LIT-TL 9A~~ zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section  
48.1055.61**

~~Section 48.1055.61~~ – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
- ~~2. If any portion of a structure is adjoining a low density zone, then either:
 
  - ~~a. The height of that portion of the structure shall not exceed 20 feet above average building elevation; or~~
  - ~~b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.~~

~~— See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.~~  
~~— (Does not apply to Hazardous Waste Treatment and Storage Facilities uses).~~~~
- ~~3. Except if adjoining a low density zone, structure height may be increased above 35 feet in height through a Process IIA, Chapter 150 KZC, if:
 
  - a. It will not block local or territorial views designated in the Comprehensive Plan;
  - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
  - c. The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation. The need for additional setback yards will be determined as part of the review of any request to increase structure height.

~~(Does not apply to Hazardous Waste Treatment and Storage Facilities and Public Parks uses).~~~~
- ~~4. If the property is located in the NE 85th Street Subarea, the applicant shall install a through-block pedestrian pathway to connect an east-west pathway designated in the Comprehensive Plan between 124th Avenue NE and 120th Avenue NE pursuant to the through-block pathway standards in KZC 105.19(3) (See Plate 34K).~~
- ~~5. Retail uses are prohibited unless otherwise allowed in the use zone charts.~~

**ZONE  
TL 9A**

# USE ZONE CHART

## Section 48-1555.63

**DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS**

Section 48-1555.63	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure					
				Front	Side	Rear						
<b>.010</b>	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none. None	None	20'	0'	0'	90%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, exclusive of parking levels.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: <ol style="list-style-type: none"> <li>Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products;</li> <li>Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;</li> <li>Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations;</li> <li>Packaging of prepared materials;</li> <li>Textile, leather, wood, paper and plastic products from pre-prepared material; and</li> <li>Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.</li> </ol> 2. May include as part of this use, accessory retail sales, office or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
<b>.020</b>	A Retail Establishment Providing Storage Services								E	See KZC 105.25.	1. May include accessory living facilities for resident security manager.	

**DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS**

.030	Warehouse Storage Service									C	1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, office or service utilizing no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.040	Wholesale Trade											
.050	Industrial Laundry Facility											
.060	Wholesale Printing or Publishing											
.070	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none. None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, exclusive of parking levels.	B	E	1 per each 1,000 sq. ft. of gross floor area.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscape Category A.
.080	A Retail Establishment Providing Banking and Related Financial Services										1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; and c. There is no vehicle drive-in or drive-through.
.090	High Technology								A	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include as part of this use, accessory retail sales or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.

# USE ZONE CHART

## Section 48-1555.63

**DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS**

.100	Office Use	<del>Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none. None</del>	None	20'	0'	0'	70%	<del>35' above average building elevation with a maximum of two stories, exclusive of parking levels except as specified in Spec. Reg. 2.</del>	C See also Spec. Reg. 1a.	E	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>The following regulations apply only to veterinary offices:             <ol style="list-style-type: none"> <li>If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A.</li> <li>Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.</li> </ol> </li> <li><del>a. If adjoining a low density zone other than RSX, then 25 feet above average building elevation; and</del> <ol style="list-style-type: none"> <li>In the Norkirk Neighborhood, south of 7th Avenue and west of 8th Street, maximum height is 40 feet above average building elevation, with no limit on number of stories.</li> </ol> </li> </ol>
.110	Auction House See Spec. Reg. 1.	<del>Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none. None</del>	None	20'	0'	0'	80%	<del>If adjoining a low density zone other than RSX, then 25' above average building elevation.</del>	B	E	1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>Livestock auctions are not permitted.</li> <li>Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.</li> </ol>
.120	Kennel	<del>Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none. None</del>		20'	0'	0'	See Spec. Reg. 1.	<del>Otherwise, 35' above average building elevation with a maximum of two stories, exclusive of parking levels.</del>				<ol style="list-style-type: none"> <li>Outside runs and other facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.</li> <li>Must provide suitable shelter for the animals.</li> <li>Must maintain a clean, healthful environment for the animals.</li> </ol>
.130	Day-Care Center See Spec. Reg. 1.	<del>Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none. None</del>	None	20'	0'	0'	80%	<del>If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, exclusive of parking levels.</del>	D	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>This use is permitted if accessory to a primary use, and:             <ol style="list-style-type: none"> <li>It will not exceed 20 percent of the gross floor area of the building;</li> <li>The use is integrated into the design of the building.</li> </ol> </li> <li>A six-foot-high fence is required along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be set back from all property lines as follows:             <ol style="list-style-type: none"> <li>Twenty feet if this use can accommodate 50 or more students or children.</li> <li>Ten feet if this use can accommodate 13 to 49 students or children.</li> </ol> </li> </ol> <p style="text-align: center;">REGULATIONS CONTINUED ON NEXT PAGE</p>

**DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS**

		<b>DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS</b>										
.130	Day-Care Center (continued)	REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 6. May include accessory living facilities for staff persons. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).										
.140	Mini-Day-Care See Spec. Reg. 1.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, exclusive of parking levels.	D	B	See KZC 105.25.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 4. Structured play areas must be set back from all property lines by five feet. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for staff persons. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.150	Recycling Center	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, exclusive of parking levels.	A	C	See KZC 105.25.	1. May deal in metal cans, glass, and paper. Other materials may be recycled if the Planning Director determines that the impacts are no greater than those associated with recycling metal cans, glass, or paper. The individual will have the burden of proof in demonstrating similar impacts.
.160	Public Utility	None.							C	B		1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.170	Government Facility Community Facility	None.							See Spec. Reg. 1.			

# USE ZONE CHART

## Section 48-1555.63

**DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS**

		<b>DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS</b>										
<del>.180</del>	<del>Hazardous-Waste-Treatment-and-Storage-Facilities</del>	<del>Within the NE 85th-Street-Subarea, D.R., Chapter-142-KZC. Otherwise, none. None</del>	<del>None</del>	<del>30'</del>	<del>0'</del>	<del>0'</del>	<del>90%</del>	<del>35' above average building elevation with a maximum of two stories, exclusive of parking levels. See Spec. Reg. 2.</del>	<del>A</del>	<del>C</del>	<del>1 per each 1,000 sq. ft. of gross floor area.</del>	<del>1. Must comply with the state siting criteria adopted in accordance with RCW 70.105.210. 2. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150 KZC, if: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and c. The need for an increase in height is directly related to the hazardous waste treatment and/or storage activity; and d. The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation. The need for additional setback yards will be determined as part of the review of any request to increase structure height.</del>
<del>.190, 180</del>	<del>Vehicle or Boat Repair, Services, Storage, or Washing</del>			<del>20'</del>			<del>80%</del>	<del>If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, exclusive of parking levels.</del>		<del>E</del>	<del>See KZC 105.25.</del>	<del>1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.40(6) and (7), landscaping regulations. 2. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.</del>
<del>.195</del>	<del>Automobile-Sales</del>	<del>Process I, Chapter-145-KZC</del>	<del>None</del>	<del>20'</del>	<del>0'</del>	<del>0'</del>	<del>80%</del>	<del>If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, exclusive of parking levels.</del>	<del>A</del>	<del>C See Spec - Reg- 7.</del>	<del>See KZC 105.25.</del>	<del>1. This use is permitted only on properties that adjoin 8th Street or 7th Avenue in the Norkirk Neighborhood. 2. Outdoor automobile sales, storage, and display are not permitted. 3. Outdoor sound systems are not permitted. 4. Outdoor balloons, streamers, and inflatable objects are not permitted. 5. Test drives must be accompanied by an employee through the LIT zone and limited to 8th Street, 7th Avenue, and either 6th Street or 114th Avenue NE enroute to Central Way/NE 85th Street. 6. Hours of operation are limited to 7:00 a.m. to 8:00 p.m. 7. Cabinet signs are not permitted. 8. This use primarily entails the sale of alternative fuel vehicles such as biodiesel, ethanol, and electric vehicles.</del>

**DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS**

<del>.200</del>	<del>Fast Food or Restaurant See Spec. Reg. 4.</del>	<del>Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.</del>							<del>B</del>	<del>E</del>	<del>1 per each 100 sq. ft. of gross floor area.</del>	<del>1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; and c. There is no vehicle drive-in or drive-through.</del>
<del>.210, 190</del>	<del>Public Park</del>	<del>Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.</del>										
<del>.220</del>	<del>Commercial Recreation Area and Use</del>	<del>Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.</del>	<del>None</del>	<del>20'</del>	<del>0'</del>	<del>0'</del>	<del>80%</del>	<del>If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, exclusive of parking levels.</del>	<del>A</del>	<del>E</del>	<del>See KZC 105.25.</del>	<del>1. The use is permitted only if the property is located between NE 107th Street (extended) and NE 116th Street; and between I-405 and 116th Avenue NE. 2. The use shall be conducted within a wholly enclosed building. 3. The building housing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</del>

**55.65 User Guide**

The charts in KZC 55.67 contain the basic zoning regulations that apply in the TL 9B zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section 55.66**

Section 55.66 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

- 1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
- 2. All development or associated land surface modifications shall be setback 100 feet from the north boundary of the TL 9B zone.
- 3. Vehicular access shall be from the south of the slope. If necessary, access may be from 132<sup>nd</sup> Avenue NE, provided that such access is limited to one point and meets other City standards.

**ZONE**

**TL 9B**

<b>DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS</b>													
Section 55.67	USE ↓	REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
<b>.010</b>	Detached Dwelling Units		Process IIA, Chapter 150 KZC	5,000 sq. ft.	20'	5'	10'	60%	30' above average building elevation	E	A	2.0 per unit.	<ol style="list-style-type: none"> <li>For this use, only one dwelling unit may be on each lot regardless of the size of the lot.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
<b>.020</b>	Detached, Attached or Stacked Dwelling Units		Process IIA, Chapter 150 KZC	5,000 sq. ft.		5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'. See Spec. Reg. 3.	10' See Spec. Reg. 4.		30' – 50' above average building elevation. See Spec. Reg. 5	D		1.7 per unit.	<ol style="list-style-type: none"> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.</li> <li>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.</li> <li>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.</li> <li>For attached and/or stacked dwelling units, the maximum building height may exceed 30 feet above average building elevation if at least 10 percent of the units provided in new residential developments of 10 units or greater are affordable housing units, as defined in Chapter 5 KZC. The number of affordable housing units is determined by rounding up to the next whole number (unit) if the fraction of the whole number is at least 0.66. An agreement in a form approved by the City must be recorded with the King County Department of Records and Elections to stipulate conditions under which required affordable housing units will remain as affordable housing units for the life of the project for rental units, and at least 30 years from the date of initial owner occupancy for ownership units. Additional affordable housing incentives may be applicable to residential development (see Chapter 112 KZC).</li> </ol>

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Section 55.67	USE 	REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.030	Church		Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20'	20'	20'	70%	30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of worship. See Spec. Reg. 2.	1. The property must be served by a collector or arterial street. 2. No parking is required for day-care or school ancillary to the use.

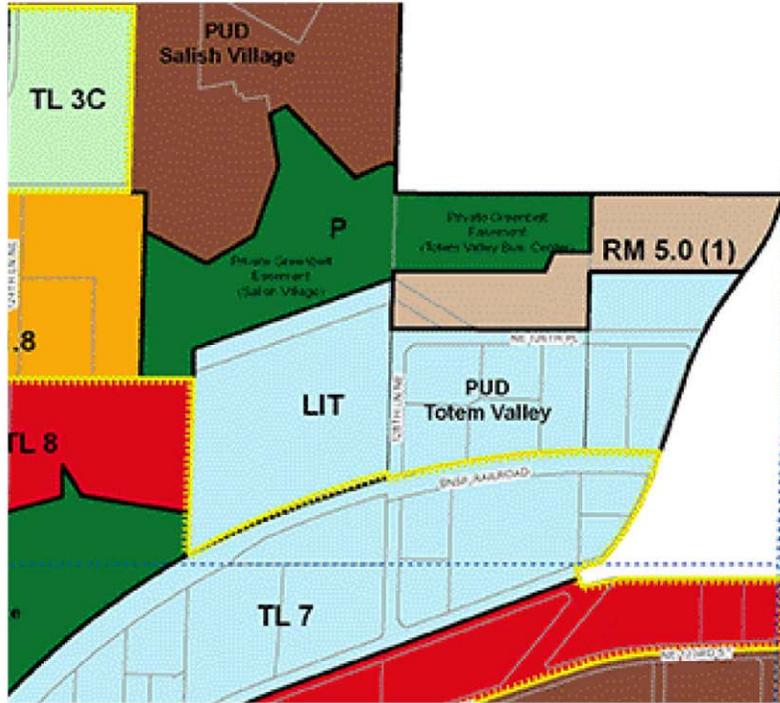
<b>DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS</b>												
Section 55.67	USE 	REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
					Front	Side	Rear					
<b>.040</b>	School or Day-Care Center	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then:  50'   50' on each side   50'  If this use can accommodate 13 to 49 students or children, then:			70%	30' above average building elevation. See Spec. Reg. 8.	D	B	See KZC 105.25.	1. May locate on the subject property only if: a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site and building design must minimize adverse impacts on surrounding residential neighborhoods. 2. A six-foot-high fence is required only along the property line adjacent to the outside play areas. 3. Structured play areas must be set back from all property lines as follows:

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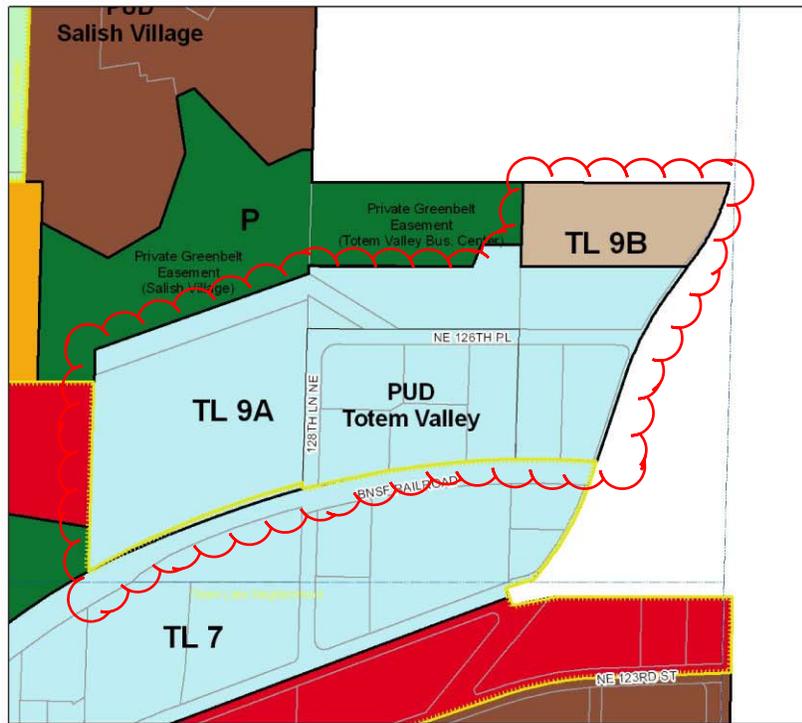
Section 55.67	USE ↓	REGULATIONS ↓	Required Review Process	MINIMUMS			Lot Coverage	MAXIMUMS	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)									
				Front	Side	Rear							
				20'	20' on each side	20'							<p>a. <u>Twenty feet if this use can accommodate 50 or more students or children.</u></p> <p>b. <u>Ten feet if this use can accommodate 13 to 49 students or children.</u></p> <p>4. <u>An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.</u></p> <p>5. <u>May include accessory living facilities for staff persons.</u></p> <p>6. <u>To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.</u></p> <p>7. <u>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</u></p> <p>8. <u>For school use, structure height may be increased, up to 35 feet, if:</u></p> <p>a. <u>The school can accommodate 200 or more students; and</u></p> <p>b. <u>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</u></p> <p>c. <u>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and</u></p> <p>d. <u>The increased height will not result in a structure that is incompatible with surrounding uses or improvements.</u></p>

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Section 55.67	USE ↓	REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
					Front	Side	Rear					
<b>.050</b>	Mini-School or Mini-Day-Care	Process IIA, Chapter 150 KZC	3,600 sq. ft.					D	B	See KZC 105.25.	1. May locate on the subject property if: <ul style="list-style-type: none"> <li>a. It will not be materially detrimental to the character of the neighborhood in which it is located.</li> <li>b. Site design must minimize adverse impacts on surrounding residential neighborhoods.</li> </ul> 2. A six-foot-high fence is required along the property line adjacent to the outside play areas.                     3. Structured play areas must be set back from all property lines by five feet.                     4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.                     5. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.                     6. May include accessory living facilities for staff persons.                     7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).	
<b>.060</b>	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.		10' on each side		70%	C See Spec. Reg. 2.	B	1 for each bed.		
<b>.070</b>	Public Utility	Process IIA, Chapter 150 KZC.	None	20'	20' on each side	20'	70%	30' above average building elevation.	A See Spec. Regs. 2 and 3.	B See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods.                     2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.	

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Section 55.67	USE ↓	REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
					Front	Side	Rear					
<u>.080</u>	Government Facility Community Facility				Lot Coverage			C See Spec. Regs. 2 and 3.				
<u>.090</u>	Public Park		Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.									



## EXISTING ZONING



## NEW TL9A & TL 9B ZONING

**CITY OF KIRKLAND****Department of Public Works****123 Fifth Avenue, Kirkland, WA 98033 425.587.3800****[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)**

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**MEMORANDUM**

**To:** David Ramsay, City Manager

**From:** Daryl Grigsby, Public Works Director  
David Godfrey, P.E., Transportation Engineering Manager

**Date:** June 5, 2008

**Subject:** Sound Transit 2 Planning – Four City letter

**RECOMMENDATION:**

It is recommended that the Council authorize the Mayor to sign the attached letter to the Sound Transit Board. The letter will also be signed by the cities of Issaquah, Bellevue and Redmond.

**BACKGROUND:**

The Sound Transit Board is considering plans for the next phase of Sound Transit. Staff from the cities of Kirkland, Redmond, Issaquah and Bellevue have been working on a letter to the Sound Transit Board. It is felt that a joint letter from all four cities will be more persuasive with the board than would separate letters.

Sound Transit Express Service is oriented to freeway operation that connects Urban Centers. Since phase II of Sound Transit's proposal does not contemplate light rail to Kirkland, our interests are in promoting better bus-based transit service through Bus Rapid Transit in major freeway corridors and through redeployment of hours freed up in the corridors where light rail will run. In particular, we are interested in increasing service in the Totem Lake Urban Center.

Since elected officials in the other cities are in the process of approving the letter we expect that there may be some slight changes but that those changes will not affect the substance of the letter's message.

## **Sound Transit Board -- Greg Nickels Chair**

June \_\_, 2008

Eastside cities contain two of the region's four largest employment centers, driving a significant portion of the economy of the State of Washington. Providing transportation mobility now is critical to the economic prosperity of the region and state. Our growing Eastside communities need mobility and transit capacity to not only support the population and job growth our communities will sustain, particularly growth in our urban centers such as Downtown Bellevue, Redmond-Overlake and Totem Lake, but to ensure the economic prosperity of the region and state.

On behalf of the Cities of Bellevue, Issaquah, Kirkland and Redmond, we are writing to convey our strong support for a ST2 package that would allow the Board to consider a transit ballot to fund these improvements:

### ***Extension of Light Rail Service to the Growing Eastside.***

Strongly support extension of light rail service connecting Seattle to downtown Bellevue and Redmond-Overlake (Overlake Transit Center, NE 40<sup>th</sup> St. & SR 520).

### ***Evaluate Commuter Rail Transit Service in the Burlington Northern Santa Fe Corridor.***

Consider the results of the Commuter Rail Feasibility study which is currently being developed before deciding how to pursue potential partnerships for rail service in this corridor.

### ***Additional Bus Rapid Transit (BRT) service on SR 520, I-405 and I-90.***

Build on the success of the Regional Express Bus network and improve service frequency and coverage to our Eastside communities within the first five years of any voter approved plan.

### ***Redeployment of Regional Express Bus Service Hours.***

Once light rail service begins on the Eastside, Regional Express Bus service hours used in this corridor will be redeployed to serve Eastside regional transit needs, connecting strong Eastside transit markets such as downtown Issaquah, the Sammamish Plateau, downtown Redmond and downtown Kirkland.

We appreciate that opportunity to comment on the ST2 package and look forward to increased transit service in our region and on the Eastside.

Sincerely,

<Signatures of Mayors – Kirkland, Redmond, Issaquah, Bellevue>