

CITY OF KIRKLAND  
123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189 (425) 587-3225

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Date: 10/3/2007

DEVELOPMENT STANDARDS

CASE NO.: ZON07-00022

PCD FILE NO.: ZON07-00022

\*\*\*FIRE DEPARTMENT CONDITIONS\*\*\*

One additional hydrant will be required on site. Its specific location shall be determined by the Public Works Department.

It shall be equipped with a 5" Storz fitting.

Fire flow in the area is approximately 2,500 gpm, which is adequate for development.

The minimum unobstructed width of fire department access roads shall be not less than 20' throughout the project.

Per Kirkland Municipal Code, all new buildings which are 5000 gross square feet or larger require fire sprinklers. This requirement also applies to new single family homes; the garage is included in the gross square footage. (This comment is included in the pre-app conditions for informational purposes only.)

You can review your permit status and conditions at [www.kirklandpermits.net](http://www.kirklandpermits.net)

PUBLIC WORKS CONDITIONS

Permit Information

Permit #: ZON07-00022

Project Name: Camwest PUD

Project Address: 400 State St S.

Date: August 16, 2007

Public Works Staff Contacts

Land Use and Pre-Submittal Process:

Rob Jammerman, Development Engineering Manager

Phone: 425-587-3845 Fax: 425-587-3807

E-mail: [rjammer@ci.kirkland.wa.us](mailto:rjammer@ci.kirkland.wa.us)

Building and Land Surface Modification (Grading) Permit Process:

John Burkhalter, Senior Development Engineer

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General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it

may be retrieved from the Public Works Department's page at the City of Kirkland's web site at [www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us).

2. This project will be subject to Public Works Permit and Connection Fees. At the pre-application stage, the fees can only be estimated. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review the City of Kirkland web site at [www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us). The applicant should anticipate the following fees:
    - o Water and Sewer connection Fees (paid with the issuance of a Building Permit)
    - o Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
    - o Water Meter Fee (paid with the issuance of a Building Permit)
    - o Right-of-way Fee
    - o Review and Inspection Fee (for utilities and street improvements).
    - o Traffic Impact Fee (paid with the issuance of Building Permit). Note: Traffic and Park Impact Fees increase on February 1, 2008.
  3. All street and utility improvements shall be permitted by obtaining a Land Surface Modification Permit.
  4. Traffic Concurrency has been applied for and has passed on February 20, 2007.
  5. Building Permits associated with this proposed project will be subject to the traffic impact fees per Chapter 27.04 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s).
  6. Any buildings within this project which are demolished will receive a Traffic Impact Fee credit. This credit will be applied to the first Building Permit that is applied for within the project (and subsequent Building Permits if the credit exceeds the impact fee for one of the town homes). The credit amount for each demolished building will be equal to the most currently adopted Traffic Impact Fee schedule. Note: The site contained several structures and City staff will review the most recent use of each structure and give traffic impact fee credits accordingly.
  7. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.
  8. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.
  9. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).
  10. A completeness check meeting is required prior to submittal of any Building Permit applications.
  11. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall be approved by Waste Management and the City.
- Sanitary Sewer Conditions:
1. The existing sanitary sewer main within the public right-of-way along the front of the property is adequate to serve all the buildings within the proposed project.
  2. Extend an 8" sewer main along the access driveway in such a way to adequately serve each unit. Final sewer layout and design shall be reviewed and approved by Public Works during the review of the Land Surface Modification Permit. The proposed sewer layout on sheet C3.3 appears to generally meet the requirements mentioned above.
  3. Provide a plan and profile design for the sewer line extension

4. A 20 foot wide public sanitary sewer easement shall encompass the said sewer extension.
5. Provide a 6-inch minimum side sewer stub to each unit.

Water System Conditions:

1. The existing water main in the public right-of-way along the front of the subject property is adequate to serve this proposed development.
2. Loop an 8-inch water main through the site along the access drive between 4th Ave. So. and 5th Ave. So. Provide a fire hydrant near the midpoint of the loop, but per the Fire Departments requirements.
3. Provide a separate 1" minimum water service from the water main to the meter for each unit; City of Kirkland will set the water meter.
4. The existing water services shall be abandoned.
5. A 15-foot wide public water line easement must encompass the water main loop. Additional easements may be necessary to encompass the water meters.

The available fire flow at this project location ranges from 1400 gpm on 4th Ave. So. to 3600 gpm on 5th Ave. So. The Fire Dept. will dictate what type of building sprinklers are required, if any.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 1998 King County Surface Water Design Manual. Contact City of Kirkland Surface Water Staff at (425) 587-3800 for help in determining drainage review requirements.

Full Drainage Review

The drainage design for projects that create more than 5,000 square feet of new impervious surface area must comply with Core Requirements #1 - #8 in the 1998 King County Surface Water Design Manual.

A review of the preliminary storm drainage design for the Camwest/Nettleton PUD (ZON07-00022) has been completed. This project is exempt from detention (direct discharge to Lake WA and less than 0.1cfs increase in 100-yr peak flow).

The City encourages the use of Low Impact Development storm drainage techniques. Some techniques that the project should consider are:

" If porous pavement is used for all access roads and driveways, then water quality treatment would not be required.

" If impervious driveway material is used, use of rain gardens may reduce the number of required filter cartridges in the storm water filter unit.

2. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).
3. This project is creating or replacing more than 5000 square feet of new impervious area that will be used by vehicles (PGIS - pollution generating impervious surface). Provide storm water quality treatment per the 1998 King County Surface Water Design Manual.
4. This project disturbs greater than one acre, the applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Dept. of Ecology. Specific permit information can be found at the following website: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution

Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland Public Works Department pre-construction meeting with a completed SWPPP.

5. Provide an erosion control plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 1998 King County Surface Water Design Manual.
6. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from April 1 to October 31, all denuded soils must be covered within 15 days; between November 1 and March 31, all denuded soils must be covered within 12 hours. If an erosion problem already exists on the site, other cover protection and erosion control will be required.
7. Provide collection and conveyance of right-of-way storm drainage
8. Provide a separate storm drainage connection for each unit. All roof and driveway drainage must be tight-lined to the storm drainage system.
9. Provide a plan and profile design for the storm sewer system.

#### Street and Pedestrian Improvement Conditions:

1. The subject property abuts State Street (a collector type street), 4th Ave. So., and 5th Ave. So. (both neighborhood access type streets). Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 and PLA6D establishes that this street must be improved with the following:

##### State Street

- A. Remove all of the existing curb and replace with standard type A vertical curb and gutter.
- B. Install curb return bump-outs at the intersection of 4th Ave. So and 5th Ave. So (match new bump-outs along State St to the south)
- C. Replace storm drainage collection and conveyance as necessary.
- D. Remove the existing sidewalk and install 4.5 ft. planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk.
- E. Dedicate right-of-way as necessary to encompass the new sidewalk location.
- F. Underground all of the existing overhead utility lines along the property frontage on the east side of State St.

##### 4th Ave. So. (per regulations in PLA6D KZC 60.72, Page 414)

- A. Widen the street to a minimum of 24 ft from the existing curb on the north side of the street.
- B. Install storm drainage collection and conveyance, standard type A vertical curb and gutter, and street trees 30 ft. on-center 2.5 feet behind the new curb (landscape strip behind the curb is 5.5 ft wide).
- C. The developer has proposed to widen the street to 28 ft in width to provide more and/or better on-street parking. They have also proposed to install a sidewalk along their 4th Street So. property frontage. The Public Works Department is supportive of these two proposals as long as public street trees are installed 30 ft on center 2.5 ft behind the new sidewalk. A 5 ft wide public landscape easement shall be dedicated behind the sidewalk to encompass the street trees.
- D. Rebuild the intersection with a standard curb return radius in conjunction with new bump-out on State Street.
- E. Underground the existing overhead lines along the south side of the street.

##### 5th Ave. So. (per regulations in PLA6D KZC 60.72, Page 414)

- A. Remove and replace any cracked curb and gutter, or sidewalk.
- B. Dedicate 15 ft of right-of-way along the entire south property line. City records indicate that a road easement was granted many years ago, but the easement area should be dedicated as public right-of-way with this redevelopment.
- C. In addition to the dedication, give a 3-ft wide landscape easement along the entire south property line. This easement, combined with the 2-ft wide strip of right-of-way behind the sidewalk will serve as

the landscape strip and shall have street trees planted 30 ft. on-center 2.5 ft behind the existing sidewalk. Some of the required street trees may be eliminated where existing trees are being saved in the same location (such as near unit 15 and 16).

D. Rebuild the intersection with a standard curb return radius in conjunction with new bump-out on State Street.

2. Public Works recommends that the interior private access roads be improved as follows:

A. 20 ft minimum paving

B. Vertical or rolled curb and gutter along both sides of pavement

C. A 5 ft wide sidewalk adjacent the back of curb in areas where pedestrian route of travel to public street is required (as required by the Planning Department). If rolled curb is used, the sidewalks shall be a 6 inch minimum thickness.

3. A 2-inch asphalt street overlay will be required where more than three utility trench crossings occur with 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.

4. The driveway for the unit on 4th Ave. So, closest to State Street, shall be setback a minimum of 75 ft from the intersection (Public Works Driveway Policy R-4). The proposed driveway location, shown on the site plan at this time, meets these criteria.

5. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.

6. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.

7. Underground all new and existing on-site utility lines and overhead transmission lines.

8. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility lines on the North side of 4th Ave. So., the north side of 5th Ave. So and along the west side of State Street is not feasible at this time and the undergrounding should be deferred with a Local Improvement District (LID) No Protest Agreement. This agreement shall be signed prior to issuance of any Land Surface Modification or Building Permit. Of course, the applicant may voluntary choose to underground any of these said lines.

9. New street lights along 4th Ave. So, 5th Ave. So. and State Street will be required per Puget Power (Into Light) design and Public Works approval. Design must be submitted prior to issuance of a grading or building permit.

\*\*\*PLANNING DEPARTMENT DEVELOPMENT STANDARDS-PRELIMINARY\*\*\*

#### ZONING CODE STANDARDS

95.50.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

95.40.7.a Parking Area Landscape Islands. Landscape islands must be included in parking areas as provided in this section.

95.45 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

100.25 Sign Permits. Separate sign permit(s) are required. In JBD and CBD cabinet signs are

prohibited.

105.18 Pedestrian Walkways. All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities, pedestrian connections to adjacent properties, between primary entrances of all uses on the subject property, through parking lots and parking garages to building entrances. In design districts through block pathways or other pedestrian improvements may be required. See also Plates 34 in Chapter 180.

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.

105.20 Required Parking. parking spaces are required for this use.

105.60.2 Parking Area Driveways. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.60.3 Wheelstops. Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

105.77 Parking Area Curbing. All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115 Required Setback Yards. This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

115.115.3.g Rockeries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

115.115.3.n Covered Entry Porches. In residential zones, covered entry porches on dwelling units may be located within 13 feet of the front property line if certain criteria in this section are met. This incentive is not effective within the disapproval jurisdiction of the Houghton Community Council.

115.115.3.p HVAC Equipment: These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded,

enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

115.115.5.a Driveway Width and Setbacks. For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard surfaced areas located in the front yard by a 5-foot wide landscape strip. Driveways shall not be closer than 5 feet to any side property line unless certain standards are met.

115.115.5.b Driveway Setbacks. For attached and stacked dwelling units in residential zones, driveways shall have a minimum 5' setback from all property lines except for the portion of any driveway, which connects with an adjacent street. Vehicle parking areas shall have a minimum 20-foot setback from all front property lines and meet the minimum required setbacks from all other property lines for the use.

115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

152.22.2 Public Notice Signs. Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

Prior to issuance of a grading or building permit:

95.35.2.b.(3)(b)i Tree Protection Techniques. A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

95.35.6 Tree Protection. Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities.

Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 4 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

27.06.030 Park Impact Fees. New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

Prior to occupancy:

95.40 Bonds. The City may require a maintenance agreement to ensure compliance with any aspect of the Landscaping chapter. A is required for (see Attachment ).

95.50.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

95.50.2.b Tree Maintenance. For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.

95.50.3 Maintenance of Preserved Grove. The applicant shall provide a legal instrument acceptable to the City ensuring the preservation in perpetuity of approved groves of trees to be retained.

110.60.5 Landscape Maintenance Agreement. The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way (see Attachment ). It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group

mailboxes for units or uses in the development.

110.75 Bonds. The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter. A shall be submitted for .