

# NETTLETON PROPERTY

**YIELD CALCULATION, PROJECT DESCRIPTION, CONFORMANCE TO  
ZONING REQUIREMENTS, MODIFICATIONS REQUESTED AND PUD  
JUSTIFICATION**

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PLANNING DEPARTMENT  
BY \_\_\_\_\_

# NETTLETON PROPERTY

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**1. YIELD CALCULATION:**

Total site area (excluding land extending to 5<sup>th</sup> Avenue South road centerline but included within the legal description for the site) = 105,988 SF.

PLA 6B Density Calculation

Land area zoned "PLA 6B" = 72,217 SF  
Density per KZC 60.62.020 = 3,600 SF per dwelling unit  
Maximum density permitted within PLA 6B area: 20.0 homes  
**Max. density permitted within PLA 6B PUD per KZC 125.30(1) = 22 homes**  
**Project density proposed within PLA 6B area: = 15 homes**

PLA 6D Yield Calculation

Land area zoned "PLA 6D" = 33,771 SF  
Density per KZC 60.62.040 = 1,800 SF per dwelling unit  
Maximum density permitted within PLA 6B area: 18.76 homes  
**Max. density permitted within PLA 6B PUD per KZC 125.30(1) = 20.63 homes**  
**Project density proposed within PLA 6B area: = 10 homes**

**Total homes permitted = 42 homes**  
**Total homes proposed = 25 homes**

## 2. PROJECT DESCRIPTION:

### Neighborhood and Architectural Design

CamWest Development is redeveloping the Nettleton property as a Planned Unit Development and will be constructing 24 new single family detached residences on the site, and retaining, restoring and relocating the existing Nettleton residence. An historic overlay zone will be applied to the area immediately surrounding the relocated Nettleton residence and the property will be platted as a detached condominium.

The neighborhood has been designed so that the streetscapes along 4<sup>th</sup> Avenue South, State Street and 5th Avenue South have a high degree of architectural character. All homes along these three streets orient outward toward the three perimeter streets. Garages of nearly all but two of the homes are located at the rear of the home, are accessed from the rear and are not visible from the perimeter public streets.

Preliminary home designs and elevations are included with the project description with exterior materials proposed for the home elevations also shown. Examples of these homes are included at the end of this section. The home exteriors will vary from house to house and are purposefully selected to give the neighborhood a somewhat eclectic look rather than having a homogeneous character. Homes are unique from one another and have been designed to make the neighborhood look as if it has developed over a longer period of time. Exteriors of the various homes include cedar shakes, brick and stone and include craftsman, tudor and design elements from other architectural styles.

### Nettleton residence

The existing residence (the "Nettleton residence") was constructed on the property in approximately 1914. The style of the home is Colonial Revival which is very unique for this area. (The home is discussed in more detail later in this report.) The home was originally constructed by Clark Nettleton as a residence for his family and was later used as part of the funeral home business which operated on the property beginning in the late 1920's. Additions to the home were constructed in later years.

CamWest intends to retain the original portion of the building first constructed as a residence and relocate it to the southwest corner of the property. The exterior of the home will be remodeled in keeping with its existing architectural character. A Historic Landmark Overlay zone is to be applied over the property immediately surrounding the new location of the home. The home will be situated approximately 80 feet from the street and is set apart from the other homes in the proposed neighborhood.

### Open space

A large common open space area (Tract A) containing 6,516 SF is located at the southwest corner of the site. The dimensions of this area are approximately 71 feet by 93 feet. A substantial lawn area for active and passive recreational purposes is proposed as well as a seating area for the use of residents of the Nettleton neighborhood. A low sitting wall is proposed on the eastern portion of the open space area and a number of large existing trees will be retained behind the sitting wall. This area alone satisfies the City's common recreational open space requirement of 200 sq. ft. per dwelling unit (5,000 sq. ft.) with minimum dimensions of at least 40 feet.

A second open space area (Tract C) containing approximately 8,032 SF is situated in the center of the site. This open space area is designed to retain the existing conifers in the center of the property and provide pedestrian linkages through the property in a north-south direction as well as to State Street. This tract has also been designed so that it becomes a central pedestrian corridor for homes in the center of the project and opens up to views of the Olympic Mountains and Lake Washington.

These two open space tracts total approximately 14,500 SF in area.

### Tree retention

The neighborhood has been designed to retain several of the higher value trees on the property. Specifically, a grove of existing conifers located in the center of the property are retained within Tract "C". Also, several large trees including a 54-inch diameter oak, 32-inch diameter douglas fir, 24-inch beech and others are retained within Tract A and on the limited common element area (Home or "lot" 25) on which the relocated Nettleton residence will be located.

Additionally, three of the existing trees located along the east property line, including a 12-inch diameter katsura tree, and 14 and 8-inch red oaks, respectively are proposed to be saved.

The majority of trees along the south boundary of the property are situated underneath overhead power and utility lines and have been topped numerous times over the past several years. Due to grading that needs to occur along 5<sup>th</sup> Avenue South and the generally poor condition of these trees, they are proposed to be removed. An arborist's report is included with the application materials.

### **Vehicular and pedestrian circulation and parking**

A private access driveway 20 feet wide extends in an irregular alignment connecting 4<sup>th</sup> Avenue South to 5<sup>th</sup> Avenue South. Inside turning radii have been designed to accommodate fire and emergency vehicles. A sidewalk is provided adjacent homes 8-12 adjacent to the 20-foot wide access driveway and is

separated from the access driveway by vertical curb. This walkway then connects to a walkway between Homes 18 and 19 connecting to the pathway network within Tract "C".

4<sup>th</sup> Avenue South will be widened to make this street 28 feet wide. A sidewalk will also be provided adjacent to the back of curb. The Special Regulations within KZC 60.72 calls for 4<sup>th</sup> Avenue South to be improved with "24 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and five-foot six-inch utility strip on each side." The increased street width in this location will allow for an additional 11-12 cars to park along the street.

The Special Regulations within KZC 60.72 also state that 5<sup>th</sup> Avenue South is to be improved with "20 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and two-foot utility strip on each side. In addition, right-of-way dedication on 5<sup>th</sup> Avenue South will be required as necessary to install these improvements." 5<sup>th</sup> Avenue South is already improved to this standard and additional right-of-way will be dedicated as part of the project approval to accommodate the improvement.

The project will include 63 parking stalls or 2.5 stalls per unit, not including the 11-12 additional parking stalls that will be available with the widening of 4<sup>th</sup> Avenue South.

A pedestrian walkway will extend between 4<sup>th</sup> Avenue South and 5<sup>th</sup> Avenue South. Additionally, a walkway extends from the center of the neighborhood out to State Street.

### **3. COMPLIANCE WITH PLA6B and PLA6D ZONES**

Following is a summary of how the proposed neighborhood meets or exceeds the PLA6B and 6D zoning requirements:

#### **A. Use**

Detached, Attached or Stacked Dwelling Units are permitted uses in the PLA 6F zone. The project proposes solely single family detached condominium homes.

#### **B. Lot Size/Density**

As previously discussed, the PLA 6B zone allows one dwelling unit per 3,600 SF and PLA 6D allows one dwelling unit per 1,800 SF. Additionally, a density bonus of up to 10% is permitted through the PUD process. The existing zoning allows a maximum of 42 homes to be constructed on the property. The proposed neighborhood design includes only 25 homes, substantially fewer than is permitted on the property.

#### **C. Height of Structure**

All adjoining properties are also zoned PLA 6B and PLA 6D. The PLA 6B zone is color coded on the City of Kirkland Zoning Map as "Office" and the PLA 6D zone is color coded on the zoning map as "High Density Residential." As such, the maximum permitted structure height is 30 feet above average building elevation. All new structures will have an average maximum structure height of less than 30 feet. The average structure height of the existing Nettleton residence is between 33 and 34 feet and the relocated structure will have a similar average structure height.

#### **D. Landscape Category**

The property is located within Landscape Category "D". The property abuts public streets on the north, west and south sides and abuts two multi-family condominium buildings to the east.

A landscape plan has been submitted which shows planting of deciduous and coniferous trees, includes the use of both low/medium and tall shrubs groundcovers and lawn.

The plan includes:

Street Tree Planting: Provided along all street frontages at a spacing of approximately 25-30 feet on center as well as approximately 35 feet on center within the internal private access drive.

Two Common Park Areas: As discussed in the project narrative, a common open space area park area containing approximately 6,516 SF is located at the southwest corner of the neighborhood. This area includes a large lawn area approximately 70' x 90' for active recreational purposes

and will have courtyard seating area and sitting wall. The entire open space area is landscaped.

A second open space area extends through the center of the property providing for pedestrian linkages to both State Street and between 4<sup>th</sup> and 5<sup>th</sup> Avenue South. This area contains approximately 8,032 SF and is designed to retain the existing conifers in the center of the property and provides partial views of the Olympic Mountains and partial views of Lake Washington.

These areas total approximately 14,5000 SF in area.

Entry Monuments: Entry monuments will be located at both entrances to the project to provide community identity for residents.

### **E. Parking**

A total of 2.2 parking stalls per unit are required. The proposed neighborhood includes 63 parking stalls for an average of 2.5 parking stalls per home. An additional 10-12 parking stalls will be provided along 4<sup>th</sup> Avenue South when this road is widened as part of the project, effectively providing for approximately 2.88 parking stalls per home.

#### 4. MODIFICATIONS PROPOSED THROUGH PUD PROCESS:

##### REQUESTED MODIFICATIONS

The following modifications to the Kirkland Zoning Code are proposed through the PUD process:

##### 1. Reduction in Building Setbacks:

A. 4<sup>th</sup> Street: Avenue S  
Front building setback – 11 feet.  
Front porch setback – 8 feet

B. 5<sup>th</sup> Street: Avenue S  
Front building setback – 12 feet.  
Front porch setback – 10 feet.

2. East property line – 5 feet.

##### 2. Increase in 4<sup>th</sup> Avenue South street width:

Widen 4<sup>th</sup> Avenue South from 24 feet to 28 feet and add a five-foot sidewalk immediately behind the back of curb.

##### 3. Lot Coverage for the project be permitted to be blended based on the land area within each zone.

PLA 6B allows 70% lot coverage and PLA 6D allows 60% lot coverage. Using a weighted average, based on the amount of land area within each zone a lot coverage of 66.8% would be permitted. The current proposal includes approximately 61% lot coverage across the site (excluding dedications of right-of-way and improvements within perimeter road rights of way).

#### KZC 125.35 DECISION ON THE PUD – CRITERIA FOR APPROVING A PUD

Section 125.35 of the code states that the City may approve a PUD only if it finds that all of the following requirements are met:

1. The proposed PUD meets the requirements of this chapter.
2. Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City.
3. The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:
  - a. The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.
  - b. The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the

- applicant to preserve, enhance or rehabilitate through development of the subject property without a PUD.
- c. The design of the PUD incorporates active or passive solar energy systems.
  - d. The design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:
    - i. Increased provision of open space or recreational facilities.
    - ii. Superior circulation patterns or location of screening of parking facilities.
    - iii. Superior landscaping, buffering, or screening in or around the proposed PUD.
    - iv. Superior architectural design, placement, relationship or orientation of structure.
    - v. Minimum use of impervious surfacing materials.
4. Any PUD which is proposed as special needs housing shall be reviewed for its proximity to existing or planned services (i.e. shopping centers, medical centers, churches, parks, entertainment, senior centers, public transit, etc.)

## **CONSISTENCY WITH PUD CRITERIA**

### **1. The proposed PUD meets the requirements of this chapter.**

The proposal is well within the density requirements set forth in 125.30 and does not include any modifications which are expressly prohibited by Section 125.20.

### **2. Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City.**

Benefits of this project are significant and include the following:

- A. The western portion of the site is zoned PLA 6B allows a maximum yield of 22 homes which may be built as detached, attached or stacked dwelling units. A total of only 15 single family detached homes are proposed on this portion of the site. The eastern portion of the site is zoned PLA 6D and allows a maximum yield of 20.6 homes which may be detached, attached or stacked dwelling units. . Only 10 single family detached homes are proposed on this portion of the property. Homes are designed to present very high quality streetscapes and will be a significant asset to the character of the Moss Bay Neighborhood.
- B. The existing Nettleton residence has enduring architectural character. CamWest intends to retain the original portion of the building which was first constructed as a single family residence, relocate the home to the southwest corner of the property and remodel the exterior of the home in

keeping with its existing architectural character, thereby retaining a unique architectural asset of the City.

- C. The project is required to provide 5,000 SF of common recreational open space. However, approximately 14,500 SF of common recreational open space in key areas of the site will be provided. These open space areas contain some of the highest value trees on the property.
- D. Widening of 4<sup>th</sup> Avenue South is proposed. The benefit of this improvement is that it provides additional public parking along public streets within a neighborhood that has identified parking as an issue.

**3. The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:**

- a. The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.**

We are proposing to widen 4<sup>th</sup> Avenue South from 24 feet to 28 feet and provide a sidewalk on one side. This will allow for additional on-street parking in this neighborhood and also adds a pedestrian walkway, neither of which would otherwise be required.

- b. The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve, enhance or rehabilitate through development of the subject property without a PUD.**

A grove of firs and a pine is located in the center of the property. Additionally, a 54-inch oak and numerous other large trees are located on the southwestern portion of the site. The site plan has been designed to incorporate these trees within open space areas.

- c. The design of the PUD incorporates active or passive solar energy systems.**

Not applicable.

- d. The design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:**

- 1. Increased provision of open space or recreational facilities.**

If the project were not developed as a PUD, a total of 5,000 SF of common recreational open space would be required. The PUD proposes approximately 14,500 SF of common recreational open space (slightly over three times the code requirement) as

well as saves some of the highest value trees on the property.

**2. Superior circulation patterns or location of screening of parking facilities.**

The design of the neighborhood includes placing nearly all of the garages within the interior of the neighborhood and not visible from the perimeter streets. Virtually all cars are screened from public view. The interior circulation pattern is intended to be very indirect rather than extending a straight street through the neighborhood. When entering the neighborhood from either 4<sup>th</sup> or 5<sup>th</sup> Avenue South, the common recreational open space and saved trees provides the visual backdrop rather than an open sight line through the entire block.

**3. Superior landscaping, buffering, or screening in or around the proposed PUD.**

The proposal includes significant landscaping through the interior of the project, around the homes as well as within the common recreational open space tract at the southwest corner of the property. Several trees are proposed to be retained, two large common recreational areas are proposed and extensive interior plantings will be provided along pedestrian walkways. Street trees will be planted along all street frontages as well as along the internal private access road.

**4. Superior architectural design, placement, relationship or orientation of structure.**

The proposed site plan focuses on effectively integrating the project with the Moss Bay Neighborhood by orienting single family detached homes possessing a variety of different design elements and styles so that the neighborhood appears to have been developed over time. Garages have been placed in the rear along street frontages. The neighborhood is a mix of uses as well as single and multi-family condominiums and apartments and the homes fit in well.

Entrances to homes in the center of the project are via a paseo which includes a common walkway to

State Street which provides both lake and mountain views.

**e. Minimum use of impervious surfacing materials.**

Not applicable.

## 5. HISTORIC LANDMARK OVERLAY ZONE

The original Nettleton residence will be retained on the area identified on the Preliminary Landscape Plan as "Lot 25." A historic landmark overlay will be applied over this lot.

KZC Chapter 75.20 (Designation-Criteria) Reads:

1. The City may approve the designation of an area as an Historic Landmark Overlay Zone only if it finds that:
  - a. The applicable criteria of Chapter 130 KZC are met; and
  - b. Either:
    - 1) The property contains an object, improvement, or site that is more than 40 years old, and that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:
      - a) Is associated with events that have made a significant contribution to the broad patterns of national, state or local history; or
      - b) Is associated with the lives of persons significant in national, state or local history; or
      - c) Embodies the distinctive characteristics of a type, period, style or method of design or construction, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
      - d) Has yielded, or may be likely to yield, information important in prehistory or history; or
      - e) Is an outstanding work of a designer or builder who has made a substantial contribution to the art; or

The original Nettleton residence was constructed in 1914 by Clark M. Nettleton, born in 1868 and originally from Ohio. It is believed that the Nettleton residence is a replica of his wife's (Jennie M. Brophy) childhood home in Missouri. The home was purchased in 1929 by Bleitz Funeral and the home was remodeled with an addition at the rear of the house. The property was purchased in 1937 by Chet and Agnes Green who resided in the home and operated Green's Funeral Home on the site. This business operated out of this building until a couple of years ago.

The addition which was added onto the rear of the home sometime after 1929 will be removed. The exterior of the home will then be renovated consistent with the architectural style of this historic home.