

## KIRKLAND HEARING EXAMINER MEETING – OCTOBER 6, 2005

### PUBLIC HEARING

#### a. Lake Washington Technical College Master Plan – File No. ZON05-00014

The Hearing Examiner, Don Largen, called the meeting to order at 7:01 p.m. Tony Leavitt, Project Planner, Rob Jammerman, Development Engineering Manager, and Jeremy McMahan, Planning Supervisor, represented the Department of Planning and Community Development.

Mr. Leavitt gave a PowerPoint presentation to provide background information on the subject master plan. The staff advisory report was submitted as Exhibit A. Mr. Leavitt's presentation topics included:

- Vicinity Map
- Project Description
- Site Plan of Existing Campus
- Proposed Campus Master Plan Overview
- Allied Health Building
- Horticulture Building
- Technology Building Expansion
- New Parking Structure
- New Parking Lots
- Additional Onsite Features
- Traffic Concurring Parking
- Landscape Buffers
- Zoning Code Standards
- Comprehensive Plan
- Lapse of Approval
- Staff Recommendation

Mr. Jammerman said that he was contacted yesterday by Steven Starling, the architect for the Lake Washington Technical College Master Plan. Mr. Starling expressed some concerns about the possible road connection and impacts on the college. There are a lot of unknowns about the road at present, but it is the City's intent to preserve the corridor. If improvements are made, they should be incorporated into a long-term plan. Between now and the time when the Master Plan is taken to Council, the Public Works Department and college will work together on a memorandum of understanding about the road. Details about the improvements would include right of way dedications, pedestrian crossing, driveway access and financial obligations. This would not be a binding contract, but a memorandum stating that the City will work with the college if the road is ever proposed to be put through. Mr. Jammerman submitted Exhibit B: a memorandum dated October 6<sup>th</sup>, 2005 from the Public Works Department to the Hearing Examiner.

Steve Starling, Schreiber, Starling & Lane Architects, gave a general overview of the project and made known the desires of the college known via a PowerPoint presentation showing site plans of the college campus master plan. Topics included:

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- Meaningful landscape architecture for the college and community
- Current difficulty locating and entering the campus
- Maintenance of the greenbelt
- The fire lane road
- Arboretum and pathways within the buffer requirements
- Existing buffer along the streetscape
- Building mass
- Photographic site plan depicting NE 116<sup>th</sup>
- Comparison and contrast of original request and staff recommendation

The Hearing Examiner asked if these issues had been discussed with staff. Mr. Starling responded yes, and that Mr. Leavitt had expressed that many of these issues may be handled administratively.

The Hearing Examiner asked staff how much administrative leeway they have within the code to address some of the applicant's concerns. Mr. McMahan said that the comprehensive plan is very general in regard to location of the pathway. The plan specifies that Lake Washington Technical College should be encouraged to provide a non-motorized connection to the surrounding residential areas and the campus. The Hearing Examiner responded that there should be some predictability regarding planning of this improvement. Mr. McMahan responded that the project would not be left completely open-ended.

The Hearing Examiner asked if staff would meet the spirit and intent of the comprehensive plan regarding the harder surfaces along the west edge of the project. The applicant responded that he would like the opportunity readdress the Hearing Examiner's concerns in the future by providing more specific information about the phases of the project.

The Hearing Examiner responded that it could appear that the public access road is in reality just for the college's use. The applicant responded that the issue would have to be addressed as to whether the access road is public or not. He said that signage could be included in the master plan to make it clear that the public is welcome on the property while at the same time addressing cost implications and safety concerns.

The Hearing Examiner said that he is concerned about the applicant's conceptual plan of the pedestrian pathway through the college. He said it is difficult for him to make a decision without more detail. He asked if staff and the applicant would be willing to explore alternatives to the pathway before the plan goes to Council. Staff and the applicant both agreed to this proposal.

Mr. Leavitt said that the 10-foot buffer along the west side would need to be upheld in agreement with the applicant's proposal. In addition, he said that staff is open to the applicant's plan of a 15-foot wide buffer with one row of trees along 132<sup>nd</sup> Street. The Hearing Examiner asked if staff had a problem with the phasing of the project. Mr.

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McMahan said no, but that text should be revised to be more general regarding the buffer.

The Hearing Examiner charged staff with working on the landscape buffer requirement text and providing him with new text by the end of the business day Monday, October 10<sup>th</sup>, 2005. The written record will be left open until October 10, 2005 to clarify these requirements..

Hearing nothing further, the Hearing Examiner closed the Lake Washington Technical College Master Plan, ZON05-00014 at 7:41 p.m.

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Jeremy McMahan, Planning Supervisor  
Planning and Community Development

Recording Secretary: Susan Hayden  
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