

EXHIBIT B  
Hearing Examiner Decision  
File No. ZON18-00783

Staff proposed update to ZON19-00783 Recommendations 5/22/2019

**B. RECOMMENDATIONS**

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 4, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 4, the condition of approval shall be followed.
2. As part of the land surface modification and building permit submittals, the applicant shall:
  - a. Submit plans consistent with the parking design providing a minimum of 520 parking stalls (see Conclusion II.G.2(b)(1)).
  - b. Follow the proposed phasing and staging plan found in Attachment 15 (see Conclusion II.G.2(b)(1)).
  - c. Provide parking to meet the required minimum parking demand during construction as established by TENW and confirmed by the City's Transportation Engineer (see Conclusion II.G.2(b)(3)).
  - d. Provide a lighting plan showing the location, height, fixture type and wattage of all proposed exterior lights. The lighting plan shall be consistent with the requirements in KZC Section 115.85 (see Conclusion II.G.3).
- ~~3. Prior to construction of the proposed 45,000 SF Phase II Classroom Addition, the applicant shall complete the installation of the 51-stall parking lot addition approved as a Minor Modification to the previous Master Plan (see Conclusion II.G.2(b)(2)).~~
4. Prior to occupancy, the applicant shall:
  - a. Follow the established parking supply plan and complete the installation of parking stalls as proposed by TENW and approved by the City's Transportation Engineer (see Conclusion II.G.2(b)(4)).
  - b. Remove the existing classroom portables and restore the underlying 72 parking stalls (see Conclusion II.G.2(b)(5)).