

~~██████████~~ MOTION  
NO. 693

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3 A MOTION OF INTENT regarding the zoning of property  
4 in the "N. E. 85th Street Corridor", between Interstate 405  
and the Rose Hill Shopping Center.

5 WHEREAS the area known as the "N. E. 85th Street Corridor", lying  
6 between Interstate 405 and the Rose Hill Shopping Center and adjacent to  
7 the City of Kirkland has been the subject of a sub-area zoning study by  
8 the City of Kirkland, the King County Environmental Development Commis-  
9 sion and the King County Department of Planning; and

10 WHEREAS the intent of all parties is to minimize the adverse  
11 impact of land development within the corridor, yet permit a reasonable  
12 use of property which is already impacted by greatly increased traffic and  
13 an existing zoning and land use pattern; and

14 WHEREAS the Planned Unit Development concept can provide the con-  
15 trols needed to best gain the necessary balance between the above objectives;

16 NOW, THEREFORE, the King County Council hereby adopts the  
17 following sub-area zoning policy to be applied by the County in the consider-  
18 ation of reclassification requests within the above described corridor:

19 1) Any change to a more intensified zone classification within the  
20 corridor shall be subject to a Planned Unit Development;

21 2) The Planned Unit Development should meet the following mini-  
22 mum standards and requirements:

23 (a) Vehicular circulation for ingress and egress for  
24 parcels abutting N. E. 85th Street should be restricted to  
25 existing intersections, if feasible. Such access at side  
26 streets for commercial or high density development  
27 should be required to set back between 50 and 100 feet  
28 from the property line abutting N. E. 85th Street. All  
29 structures should be set back at least 50 feet from major  
30 arterials and at least 35 feet from all other roads.

1 (b) Access and traffic patterns should not be permitted to  
2 infringe upon existing lower density neighborhood residential  
3 areas; i. e., interior frontage road systems should be required,  
4 when feasible.

5 (c) Provisions for substantial and adequate visual and acoustic  
6 buffering to adjacent lower density areas and abutting streets  
7 should be required.

8 (d) Design consideration should assure that there is no damage  
9 to Lake Kirkland or the Juanita Slough Drainage Basin.

10 (e) Grading and topographic alterations to any site must not  
11 isolate or cut off any adjacent areas. When possible, grading  
12 changes shall tie in with an overall plan with abutting properties.

13 (f) The 50 foot setback, or reservation areas, may be devoted  
14 to frontage road system, visual buffering, sidewalk systems,  
15 etc. Off-street parking areas should be set back at least 25  
16 feet from a road right-of-way or residentially zoned property,  
17 and the setback area should be suitably landscaped and/or screened.

18 PASSED this 20<sup>th</sup> day of December, 1971.

19 KING COUNTY COUNCIL  
20 KING COUNTY, WASHINGTON

21 Robert B. Quinn  
22 Chairman

23 ATTEST:

24 Lee Kraft  
25 Administrator-Clerk of the Council  
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