



Memo

To: City Council

From: Ann Mueller, Senior Planner

Date: April 18, 2017

Re: Oakpointe email related to green space buffer and potential adjacent uses

On April 18, 2017, Oakpointe provided staff the attached email with two potential site plans based on two uses they are considering in those locations and photos of the existing trees along the southern boundary.

Please note that the official record has been closed. The topics covered in the attached email are not new but are illustrative and intended to clarify what might be constructed adjacent to the southern border based on the allowed uses in the proposed zoning districts and the proposed buffer width and building setbacks quantified in the Development Agreement.

The Council is not deciding on the specific use at a specific location as part of this review and approval process -- beyond determining what zoning districts to approve within the subarea as well as the depth of the green space buffer along the southern property line. The proposed zoning districts allow for specific uses as provided in the city's municipal code, but those uses and their location are not being reviewed now. The attached site plans have not been reviewed by staff as to whether they meet the city's municipal code, building code or fire code or if they meet the terms of the Planned Action.

From: Colin Lund
To: [Richard Hart](#); [Ann Mueller](#)
Cc: [Megan Nelson](#)
Subject: Lakepointe Exhibits
Date: Tuesday, April 18, 2017 9:35:39 AM
Attachments: [Lakepointe Council Exhibits Hotel Area 4-19-17.pdf](#)
[Lakepointe 191st Townhome Area 4-19-17.pdf](#)

Richard – the attached exhibits are provided to help indicate the limits of buffers that can be provided in the southwesterly portion of the Lakepointe site. We have shown a typical hotel format on the triangle portion of the property near the main entrance to Lakepointe. The exhibit indicates a potential hotel being located at least 100 feet from the common property line with the adjacent Single Family. A majority of the hotel structure would be much further away than 100 feet as shown. The primary issue is that a buffer greater than 70 feet eliminates portions of necessary parking for the hotel. The exhibit indicates the parking layout with a 70 foot buffer. A red dashed line has been shown indicating a 100 foot buffer. The 100 foot line eliminates a significant amount of necessary parking required for a hotel. A scalloped line also indicates the existing tree line which currently is less than 100 feet in several locations. We have also provided photos taken from the Lakepointe site looking towards the adjacent single family residential. The photos were taken every 80 feet to help show the existing tree cover.

Associated with the proposed townhomes, we have provided an exhibit indicating the difficulty of providing a buffer greater than 50 feet. A few items of note; to achieve a 50 foot buffer, we are now needing to construct a wall at the edge of the pond to provide for the trail corridor and roadway. We then need a driveway apron, garage and unit. The units are set back 60 feet from the rear property line providing a 10 foot rear yard for the townhomes.

Please let me know if you have any questions.

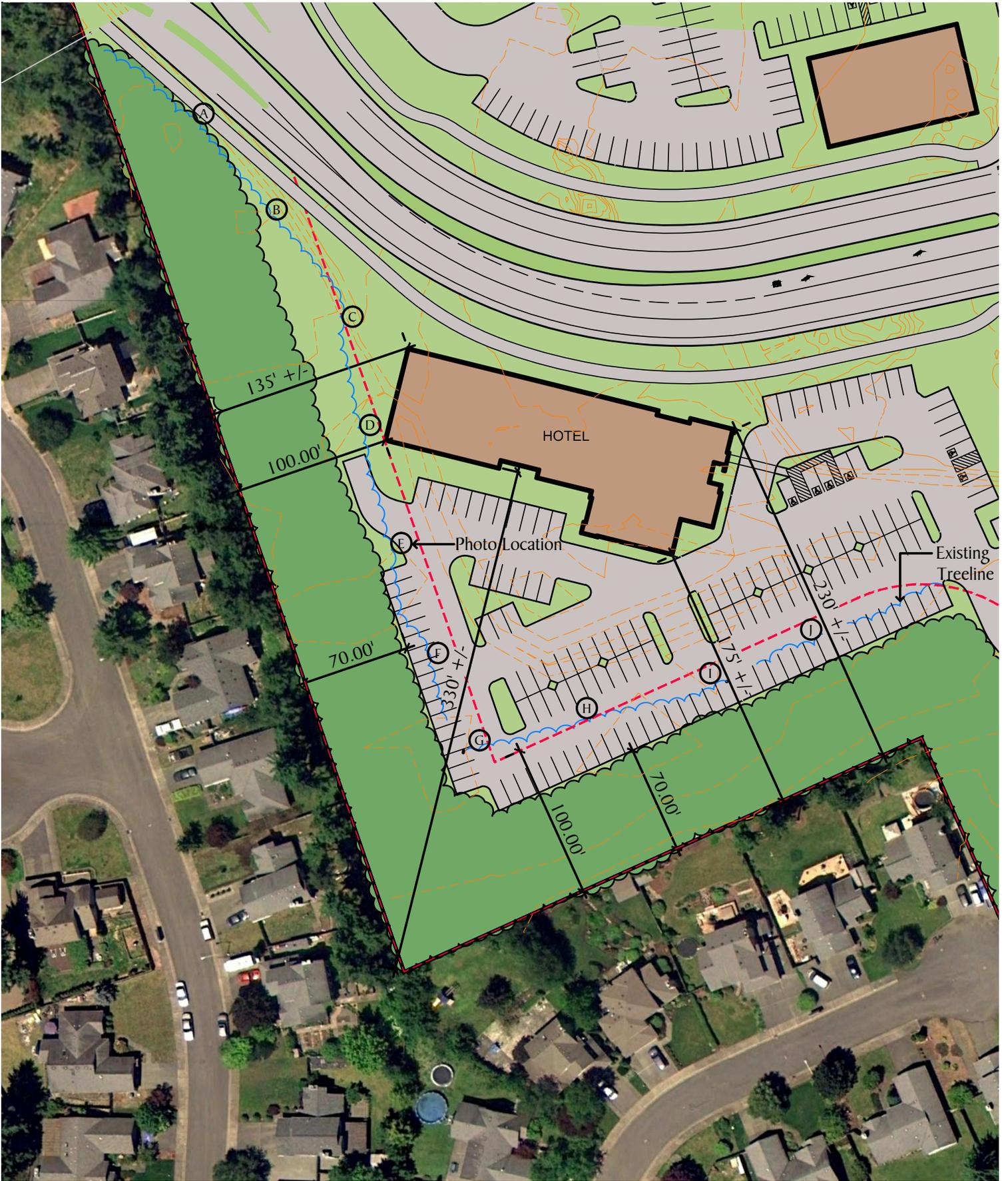


Colin Lund
Director of Development



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Lakepointe Urban Village



Hotel Area



SCALE: 1" = 80'

April 15, 2017























Lakepointe Urban Village



191st Street SE Townhome Area



SCALE: 1" = 80'
April 15, 2017