

CITY OF KIRKLAND

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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Kurt Triplett, City Manager

From: Angela Ruggeri, AICP, Senior Planner
Eric Shields, AICP, Director
Paul Stewart, AICP, Deputy Director

Date: August 20, 2010

Subject: Parkplace Comprehensive Plan and Zoning Amendments
File Number ZON07-00016

RECOMMENDATION

Receive Planning Commission recommendation and brief background on the Supplemental Environmental Impact Statement (SEIS) findings for the Touchstone (Parkplace) project.

BACKGROUND DISCUSSION

The City Council adopted Ordinance Nos. 4170 and 4171 which amended the Comprehensive Plan and Zoning Code for the Parkplace property in December of 2008. The City's decision was challenged by a petition to the Central Puget Sound Growth Management Hearings Board. The Board issued its decision in October of 2009. The ordinances were not invalidated, but the Board remanded them to the City to correct the following issues: 1) the Final Environmental Impact Statement failed to include reasonable alternatives to the Touchstone proposal, including offsite alternatives; and 2) amendments were required to the Capital Facilities and Transportation Elements of the Comprehensive Plan to include all necessary capital improvements and a multi-year financing plan based on the ten-year transportation needs identified in the Comprehensive Plan.

The City has completed the SEIS which reviews additional alternatives in response to the first issue listed above and has crafted amendments to the Capital Facilities and Transportation Elements of the Comprehensive Plan to address the Board's second group of concerns. Paper copies of both the draft and final SEIS were supplied to the City Council on their issue dates.

The Planning Commission has had a number of meetings to discuss these issues. The links to the information for those meetings have been included below:

August 24, 2010

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- Public Hearing on June 24, 2010 – link includes copies of the ordinances that were passed by the City Council in 2008 and additional amendments to the Comprehensive Plan proposed by staff to comply with the Hearings Board's order.

<http://www.ci.kirkland.wa.us/Assets/Planning/Planning+PDFs/Park+Place+PC+06242010+!23.pdf>

- Planning Commission Study session on July, 22, 2010 - gave the Planning Commission background on the original process for Parkplace. The 2008 Planning Commission recommendation to the City Council is included as an attachment.

<http://www.ci.kirkland.wa.us/Assets/Planning/Planning+PDFs/Park+Place+PC+07222010+web.pdf>

At its meeting on August 26, the Planning Commission will make a recommendation to the City Council on the following ordinances:

1. Re-adoption of Ordinances 4170 and 4171, which adopted changes to the Comprehensive Plan and Zoning for the Parkplace property; and
2. Adoption of proposed amendments to the Introduction, Land Use, Transportation and Capital Facilities Elements of the Comprehensive Plan.

A link to the packet for this meeting is included below:

<http://www.ci.kirkland.wa.us/Assets/Planning/Planning+PDFs/Parkplace+PC+08262010+Print+!26+Web.pdf>

The Planning Commission's recommendation will be brought to the Council at the September 1 study session and the City's SEIS consultant will also be available to answer questions. An additional study session has been scheduled for September 21 if needed.

The Hearings Board initially gave the City six months to comply; however, the Board later agreed to the City's request to extend the compliance deadline to October 5, 2010. Therefore, the City Council will need to take action on this matter no later than the October 5 Council meeting.

cc: ZON07-00016
Planning Commission
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