

CITY OF KIRKLAND

123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189 (425) 587-3249

**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
MEMORANDUM**

To: David Ramsay, City Manager

From: Dorian Collins, AICP, Senior Planner
Paul Stewart, AICP, Deputy Director

Date: May 28, 2008

Subject: LETTER TO BELLEVUE PLANNING COMMISSION IN SUPPORT OF STUDY OF
COMPREHENSIVE PLAN AMENDMENT FOR SOUTH KIRKLAND PARK AND RIDE (FILE
ZON08-00002)

RECOMMENDATION

Review and authorize the mayor to sign the enclosed letter to the City of Bellevue Planning Commission. The letter would be submitted to the City of Bellevue for consideration at the June 11th meeting of the Bellevue Planning Commission.

BACKGROUND

The City of Kirkland's adopted Planning Work Program includes the study of transit-oriented-development (TOD) at the South Kirkland Park and Ride. This effort is included within the list of housing tasks scheduled for staff work through 2009. The site is within the corporate limits of Kirkland and Bellevue and both cities would need to amend their respective Comprehensive Plans and zoning to allow housing on the property.

Kirkland staff has learned that Bellevue staff is recommending that the Bellevue Planning Commission not include the Comprehensive Plan Amendment request from King County related to transit-oriented development (TOD) at the South Kirkland Park & Ride in their 2008 annual work program. The Bellevue Planning Commission will consider potential Comprehensive Plan Amendments at their meeting on June 11th. Bellevue's decision has significant implications for Kirkland's efforts, as the scale and scope of housing development at this site would likely be significantly limited if the portion of the site within the jurisdiction of the City of Bellevue could not be developed. In addition, King County has noted that if the City of Bellevue does not move this project forward, the \$6.25 million dollars in Federal funding for 250 additional parking spaces included in the Lake Washington Urban Partnership will be reallocated.

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Attachments

- A. Draft Letter from the Kirkland City Council to the Bellevue Planning Commission

cc: ZON08-00002
Planning Commission
Houghton Community Council
Arthur Sullivan, ARCH

DRAFT

June 3, 2008

Jennifer Robertson, Chair
Bellevue Planning Commission
City of Bellevue
450 110th Avenue NE
Bellevue, WA 98009

Dear Bellevue Planning Commission:

We are writing to you at a critical time for both Kirkland and Bellevue, as our cities make important decisions regarding Comprehensive Plan Amendments for this year. Last month, Kirkland's mayor wrote to Mayor Degginger to encourage him to support a request to study the Comprehensive Plan Amendment proposed by King County for consideration of transit oriented development (TOD) at the South Kirkland Park and Ride. Since this site is located within the corporate limits of Kirkland and Bellevue, our cities will need to work cooperatively to explore the potential for TOD in this location.

The City of Kirkland is very excited about this unique opportunity, as the potential exists for the development of a significant share of affordable housing units to be included in a mixed income housing development at the site. Kirkland is poised to move forward this summer with the study of a Comprehensive Plan Amendment for the site.

We are very concerned at this point, as we understand that the City of Bellevue staff is recommending that the Planning Commission not include this amendment among those to be considered this year. We urge the Bellevue Planning Commission to recommend that the City Council consider this application in the CPA 2008 annual work program. If the City of Bellevue does not move this project forward, the \$6.25 million dollars in Federal funding for 250 additional parking spaces included in the Lake Washington Urban Partnership will be reallocated.

We understand that Bellevue staff is concerned that the consideration of TOD at the South Kirkland Park & Ride may have implications for future development at other Park & Ride sites located within the city of Bellevue. However, we believe strongly that the conditions at the South Kirkland Park & Ride are unique, and that the site can be viewed as an independent entity with potential that may not exist at other locations. The site's location near the freeway and office uses, its sloped topography that may enable greater height and densities, and the interest in promoting affordable housing at the site on the parts of both Kirkland and King County are distinct differences that exist only at South Kirkland.

We would like to proceed with the development of general “Principles of Agreement” that will outline the objectives and expectations for the project that the two cities and King County can endorse as we move forward with this effort. We cannot do this important work without the participation of the City of Bellevue. We would very much appreciate your support in this effort to consider amendments to our Comprehensive Plans.

Sincerely,
KIRKLAND CITY COUNCIL

By James L. Lauinger
Mayor

cc: Bellevue City Council
Matt Terry, Planning and Community Development Director
Dan Stroh, Planning Director
File: ZON08-00002