



## **CITY OF KIRKLAND**

**Planning and Community Development Department**  
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### **MEMORANDUM**

**To:** David Ramsay, City Manager

**From:** Eric Shields, Planning Director  
Jeremy McMahan, Planning Supervisor

**Date:** April 13, 2009

**Subject:** CENTRAL BUSINESS DISTRICT ZONING – REMAINING “PARKING LOT” ISSUES, FILE NO. ZON08-00019

### **RECOMMENDATION**

Review and prioritize the list of downtown issues to decide which items should move forward for further consideration in the 2009 Planning Work Program. For those items added to the work program, delegate tasks to appropriate boards and commissions for study.

### **BACKGROUND**

During the recent process of updating CBD zoning, the City Council agreed to “park” certain issues. These were issues one or more Council members felt might have value but were not germane to the scope of the CBD amendments. At the March 3rd Council meeting, the Council discussed the need to review the list and determine an approach and priority for addressing each issue.

### **DISCUSSION**

The attached matrix is staff’s compilation of “parking lot” issues identified by the City Council through the CBD amendment process. Staff has grouped the issues by category and attempted to provide an initial assessment of the work program scope in terms of applicable codes and which boards or commissions would be involved. The budget column indicates potential relative cost (indicated by \$) and potential relative time to process (indicated by ⌚). The final column is simply intended to provide Council members space to prioritize the list, either individually or as a group.

#### Attachments

1. Matrix
2. Planning Work Program

| ISSUE   | AFFECTED CODE | BOARD/COMMISSION  | BUDGET <sup>1</sup> | TIME <sup>2</sup> | COUNCIL PRIORITY  |
|---|---------------|---|---------------------|-------------------|-------------------|
| <b>Retail Requirements</b>  | KZC           | Planning Commission, City Council   | 0                   | ⊕⊕                | 1...2...3...4...5 |
| <ul style="list-style-type: none"> <li>Address retail requirements (depth, allowed uses, etc) following Hovee/DAC report<sup>3</sup></li> <li>Tighten/loosen allowances for retail service and office uses on ground floor</li> </ul> |               |   |                     |                   |                   |
| <b>Review CBD parking requirements – examples:</b>  |               |   |                     |                   |                   |
| <ul style="list-style-type: none"> <li>Waive retail parking requirements to encourage redevelopment potential</li> </ul>  | KZC           | Parking Advisory Board, Planning Commission, City Council                         | \$\$\$              | ⊕⊕⊕               | 1...2...3...4...5 |
| <ul style="list-style-type: none"> <li>Parking modifications authority<sup>4</sup></li> </ul>   | KZC           | Planning Commission, City Council   | 0                   | ⊕                 | 1...2...3...4...5 |
| <ul style="list-style-type: none"> <li>Adjust residential parking standards per PAB suggestions<sup>5</sup></li> </ul>  | KZC           | Parking Advisory Board, Planning Commission, City Council                         | 0                   | ⊕                 | 1...2...3...4...5 |
| <b>Incentives:<sup>6</sup></b>  |               |   |                     |                   |                   |
| <ul style="list-style-type: none"> <li>Parking waivers for lower buildings</li> </ul>   | KZC           | Parking Advisory Board, Planning Commission, City Council                         | \$\$\$              | ⊕⊕⊕               | 1...2...3...4...5 |
| <ul style="list-style-type: none"> <li>Green building incentives</li> </ul>   | KZC           | Planning Commission, City Council   | \$\$                | ⊕⊕                | 1...2...3...4...5 |
| <ul style="list-style-type: none"> <li>Incentivize pedestrian crossings, pedestrian connections, and public plazas</li> </ul>   | KZC           | Design Review Board, Transportation Commission, Planning Commission, City Council | \$\$                | ⊕⊕                | 1...2...3...4...5 |
| <b>Resolve CBD 2 issues:</b>  |               |   |                     |                   |                   |
| <ul style="list-style-type: none"> <li>Reality check on whether redevelopment is even feasible</li> </ul>   | NA            | Consultant, City Council  | \$\$\$              | ⊕⊕                | 1...2...3...4...5 |
| <ul style="list-style-type: none"> <li>CBD 2 public/private master plan</li> </ul>  |               | Task Force  | \$\$\$\$\$          | ⊕⊕⊕⊕⊕             | 1...2...3...4...5 |
| <ul style="list-style-type: none"> <li>Parking waiver</li> </ul>  | KZC           | Parking Advisory Board, Planning Commission, City Council                         | \$\$                | ⊕⊕⊕               | 1...2...3...4...5 |
| <ul style="list-style-type: none"> <li>Height trade-offs for pedestrian access and view corridors</li> </ul>  | KZC           | Planning Commission, City Council   | \$\$\$              | ⊕⊕⊕⊕              | 1...2...3...4...5 |
| <b>Review Sidewalk cafes</b>  | KMC           | City Council  | 0                   | ⊕                 | 1...2...3...4...5 |
| <ul style="list-style-type: none"> <li>Review current allowances</li> <li>Are they a good thing?</li> <li>Minimum sidewalk width</li> <li>Analyze relationship with public realm</li> </ul>   |               |   |                     |                   |                   |
| <b>Review economics of redevelopment (reality check) – what can we expect under regulations (CBD 1 and 2)</b>   | NA            | Consultant  | \$\$\$\$            | ⊕⊕                | 1...2...3...4...5 |
| <b>Design guideline for intersection of Third Street and Central Way</b>  | KMC           | Design Review Board, Planning Commission, City Council                            | 0                   | ⊕                 | 1...2...3...4...5 |
| <b>Review DRB appeal process (Council or Hearing Examiner)<sup>7</sup></b>  | KZC           | Planning Commission, City Council   | 0                   | ⊕⊕                | 1...2...3...4...5 |
| <b>Discuss façade preservation through new development</b>  | KZC?          | Design Review Board, Cultural Council, Planning Commission, City Council          | \$                  | ⊕⊕                | 1...2...3...4...5 |

<sup>1</sup> Relative estimated cost with more \$ signs indicating higher cost

<sup>2</sup> Relative time commitment, with more ⊕ signs indicating more time

<sup>3</sup> Hovee report to Council on 4/7/2009

<sup>4</sup> Previously administrative decision, inadvertently assigned to DRB during prior code amendment

<sup>5</sup> PAB has collected data on parking utilization and recommended a change to the code to avoid parking modifications on a project by project basis

<sup>6</sup> Council should identify potential incentives. Assume some economic analysis for any scenario to determine if the policy/regulation will actually incentive desire outcome.

<sup>7</sup> Council deferred until after Bank of America process debrief, scheduled for 4/7/2009

