



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.kirklandwa.gov

MEMORANDUM

To: Planning Commission

From: Angela Ruggeri, AICP, Project Planner
Eric Shields, AICP, Director

Date: October 20, 2011

Subject: ALTOM PRIVATE AMENDMENT REQUEST (PAR)
FILE ZON11-00002

RECOMMENDATION

Review and provide direction to staff on the Altom PAR to amend the Comprehensive Plan and Zoning Code to allow increased density on two lots in the PLA 5C zone. Staff will prepare specific text and map changes to be considered at the public hearing on November 17, 2011.

BACKGROUND DISCUSSION

The City Council has directed staff to study this proposed amendment to the Comprehensive Plan and Zoning Code for PLA 5C. The amendment would allow increased density on the two lots at 220 – 6th Street and 611 - 4th Avenue in the Moss Bay Neighborhood (see Attachment 1). Both lots are currently developed with office uses. The sites to the east and south contain office buildings and are located in the PLA 5B zone. The site to the north contains a 4-story office building located in PLA 5C. The Parkplace development is to the west in the CBD 5A zone.

This proposal is a further refinement of the 2008 proposal included in the Downtown Area Planned Action Ordinance. The 2008 proposal included the Parkplace mixed use project along with two other PARs (the Orni proposal and the Altom proposal). At that time, the Altom request was to rezone the area from PLA 5B to PLA 5C, while retaining the Office/Multifamily land use designation. This rezone increased the permitted height on the subject properties from 30' above average building elevation to 4 stories or 52' above average building elevation if the two lots were developed together. Although multifamily residential uses are allowed in PLA 5C, increased density was not part of the original proposal. This amendment would allow the residential density to be commensurate with the increased height allowed in 2008.

The two lots that would be included in the amendment have a combined area equal to approximately .8 acres. The allowable density in PLA 5C is 24 units per acre, which would allow 19 units on the site. The proposal would remove the maximum density indicated by units per acre. Instead, density would be determined by the number of units that would fit in the building envelope. The building envelope is determined by the Zoning Code regulations relating to required yards, maximum height and lot coverage. This is how density is currently determined in the Central Business District and in many other business districts.

Environmental Review

The Environmental Impact Statement that was done for the original Downtown Area Planned Action Ordinance, including Parkplace and Altom, estimated that 101,234 square feet of office space including 20 residential units could be built on the site. The number of pm peak trips for the 101,234 square feet of office plus 20 residential units was calculated to be 174.

Staff evaluated the potential traffic impact from the new proposal by comparing the resulting residential density with the office density allowed. Assuming a building size of 101,234 (the same size as was evaluated for the office proposal) and units that are approximately 1000 square feet each, there could potentially be a maximum of 101 units on the site. This is similar to the density of other downtown developments including Kirkland Central and B of A, but does not take into account specific site characteristics that may reduce the actual number of units. The result is approximately 74 pm trips or 100 trips less than were estimated for the office development. Although the trips would have somewhat different patterns than for office we discussed this with the City's traffic engineer and he felt confident that the impact would still be less.

Other Points to Consider

- The properties share characteristics with the downtown and densities are also established through building height and bulk requirements in the Central Business District.
- The density/floor area ratio for the property was raised for office development with the original amendment, but remained limited for multifamily. The present designation and zoning encourages office and discourages the development of multifamily because of this.

Potential changes include:

- Change in density for PLA 5C on the Comprehensive Plan Land Use maps.
- Change in Comprehensive Plan language relating to density for PLA 5C.
- Change in density limit in PLA 5C zone of the Zoning Code (an affordable housing requirement will also be included similar to the requirement in Totem Lake and Rose Hill).

Next Steps

A public hearing is scheduled for November 17, 2011. The City Council is scheduled to consider adoption of the amendments on December 12, 2011.

Attachments:

1. Map of the PAR area

cc: File ZON11-00002
Rhoda Altom

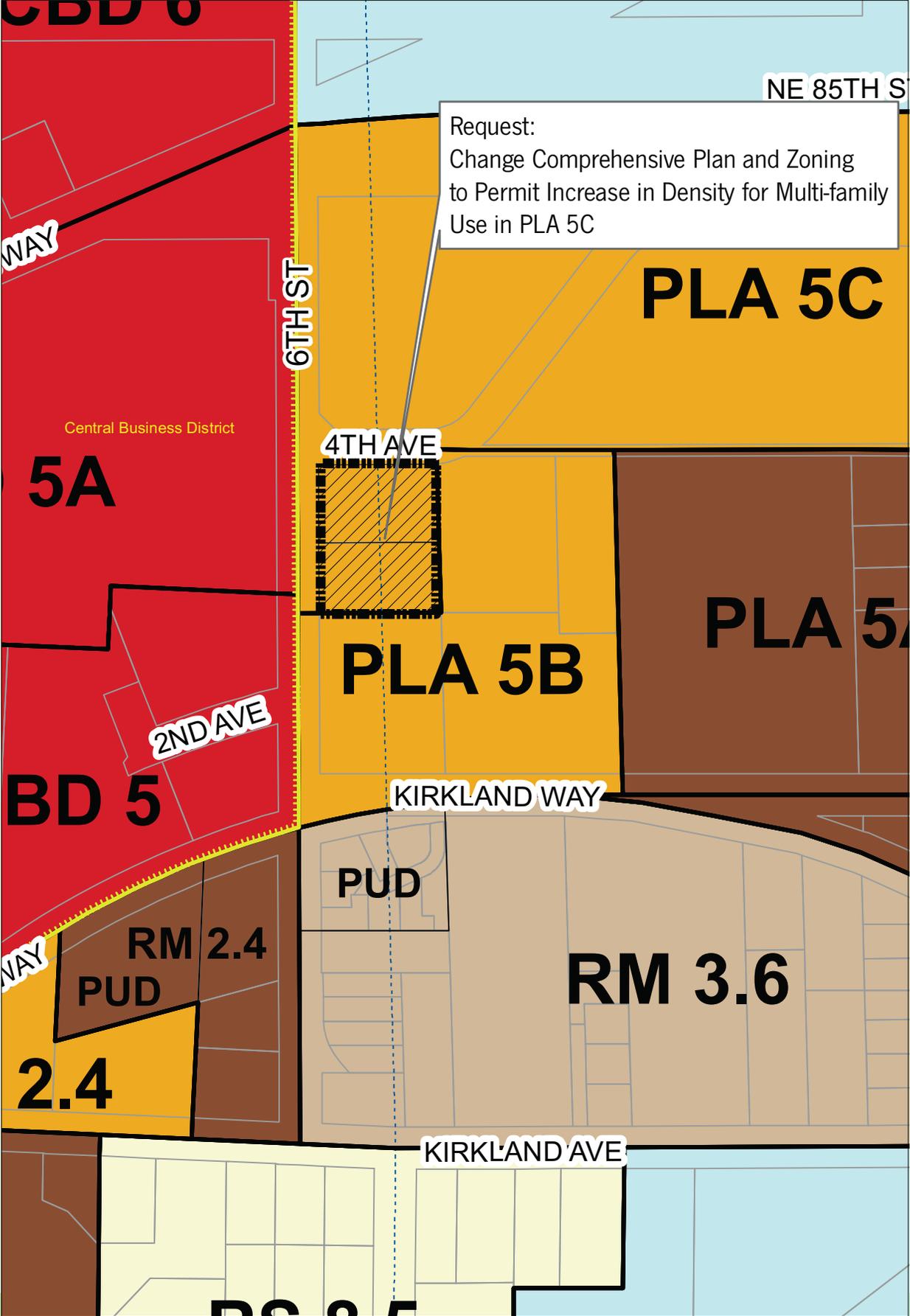
AL TOM PRIVATE AMENDMENT REQUEST



Vicinity Map
0 5,800 11,600 17,400
Feet

Map Legend

- Tax Parcel Boundaries
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space



0 60 120 180
Feet



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