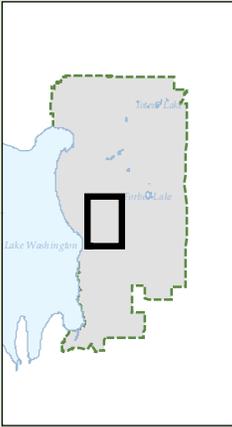


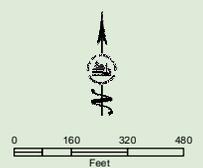
# Vicinity Map



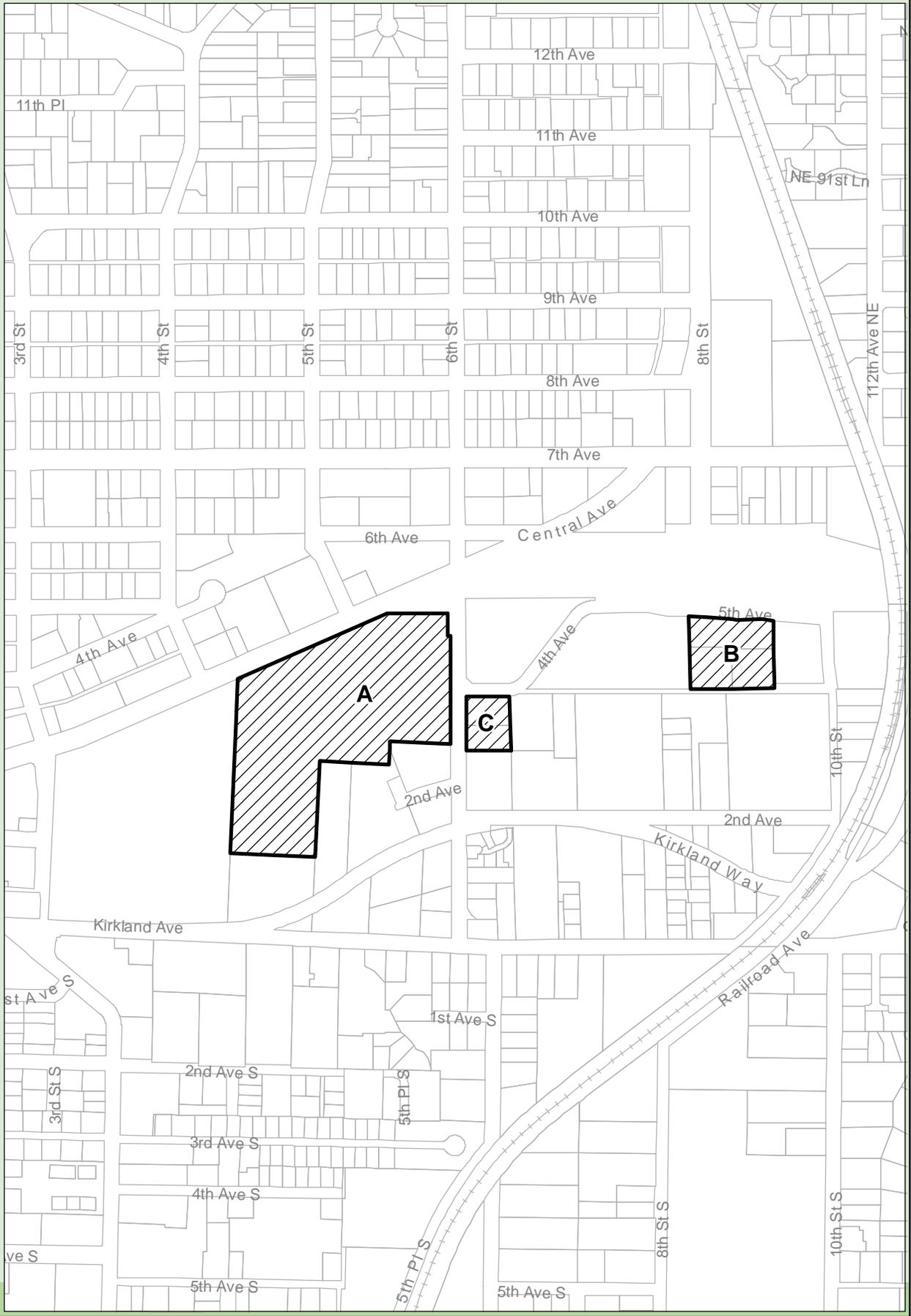
**Vicinity Map**  
0 5,900 11,800 17,700  
Feet

**Map Legend**

-  Planned Action Areas
- A = Touchstone (Park Place)
- B = Orni
- C = Altom



Produced by the City of Kirkland.  
© 2007, the City of Kirkland. All rights reserved.  
No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.



RECEIVED

APR 23 2008

AM PM  
 PLANNING DEPARTMENT  
 BY \_\_\_\_\_

Margaret Carnegie  
 11259 126<sup>th</sup> Ave. N.E.  
 Kirkland, WA 98033

April 21, 2008

Eric Shields  
 Planning Director  
 123 5<sup>th</sup> Ave.  
 Kirkland, WA 98033

Dear Mr. Shields,

Following are comments about proposed changes to city codes and comprehensive plans as they affect ZONO7-00012, ZONO7-00016 and ZONO7-0019.

All three proposals will affect the environment negatively in multiple ways. Motorized vehicle traffic will increase and thereby impact vehicle movement, as well as decrease safe and friendly pedestrian traffic. The views available for the use of all citizens, as well as nearby residents, will be negatively impacted. Large buildings can also impact wind conditions in a negative way for local residents, as reported by current residents affected by large developments near them.

I strongly believe the current comprehensive plans and city codes should be respected and enforced. If the Area A requested increase in height with the less than formerly required parking space were allowed that would create an even larger traffic/parking issue. And the larger area's environment would be more negatively impacted if downtown residents' shopping is no longer available, causing more travel to other sites outside the area. I do think the former Hart property should be allowed to expand to the height of the building to its south, but six story height should not be allowed in either C or B areas. Around area B there is currently a great deal of on-street parking by commercial vehicles that makes driving hazardous in the area. It seems likely that allowing the removal of minimum lot size requirements could make that situation even worse.

In conclusion, I repeat, I strongly believe the current codes and regulations should be honored and enforced, with the exception of allowing the Hart property to go to two stories thereby fitting in with the current neighboring buildings.

Sincerely,



Margaret Carnegie

ATTACHMENT	2
File: ZONO7-00012,16&19	
PC memo dated 5/1/08	



RECEIVED  
APR 23 2008

April 22, 2008

AM \_\_\_\_\_ PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

Eric R. Shields  
Planning Director and SEPA Responsible Official  
City of Kirkland Planning Department  
123 Fifth Avenue  
Kirkland, WA 98033

Re: Park Place Redevelopment Proposal

Dear Mr. Shields:

In reference to the City of Kirkland Notice of Issuance and Availability concerning the private amendment requests for Touchstone Corporation (Parkplace), following is a submission of our comments regarding this matter.

WaveDivision Holdings (Wave), headquartered in downtown Kirkland in the Park Place tower, opposes the Park Place redevelopment proposal because it would have significant negative impact on our business.

Wave began its company operations five years ago with three employees on the 3<sup>rd</sup> floor of the Park Place tower. Since then, we have become one of the fastest growing companies in the recent history of downtown Kirkland, with nearly 600 employees company wide making Wave one of the largest employers, if not the largest employer, headquartered in downtown Kirkland.

Recognizing the highly desirable work-life balance created in the downtown Kirkland community, Wave made a very intentional decision to locate our corporate offices here. We secured a long term lease, with extension rights, on our offices and have invested over a million dollars in improvements to the Park Place tower building to make it capable of supporting our business. Our Kirkland headquarters offices, function as the 24/7 call center and centralized network operations center for all of our nearly 300,000 customers in our three state region. Because of this, we cannot simply move to another location given the underlying technical requirements associated with our business operations.

Wave does not object to business growth and we agree with and support the concept of attracting growing businesses, like Wave, to downtown Kirkland. In fact, we believe Wave is a successful case study for locating a business in downtown Kirkland.

Unfortunately, based on our discussions with representatives of the developer, if the project is approved their intention is to remove us from the building. This would cause overwhelming disruption and damage to our business and may force us to leave Kirkland.

Sincerely,

*Steven B. Weed*

Steven B. Weed  
Founder and Chief Executive Officer

ATTACHMENT 3  
File: ZON07-00012, 16419  
PC memo dated 5/1/08

**DAVIDSON, CZEISLER &  
KILPATRICK, P.S.**

LAWYERS

520 KIRKLAND WAY, SUITE 400  
KIRKLAND, WASHINGTON 98033Kenneth H. Davidson  
Robert T. Czeisler  
Dan W. Kilpatrick  
Mary S.W. Sakaguchi(425) 822-2228  
FAX (425) 827-8725  
Mailing Address: PO Box 817  
Kirkland, WA 98083-0817

April 29, 2008

Planning Commission  
City of Kirkland  
123 – 5<sup>th</sup> Avenue  
Kirkland, WA 98033

Re: Downtown Area Planned Action Ordinance

Dear Planning Commissioners:

As I said in my presentation at your last meeting, your three-minute time limit prevented me from discussing all the ways the Private Amendment Requests do not meet the statutory criteria for approval. The criteria by which these amendments must be judged is set forth in Kirkland City Code 140.30 which states:

The City may amend The Comprehensive Plan ONLY IF IT FINDS THAT:

1. The amendment must be consistent with the Growth Management Act.
2. The amendment must be consistent with the countywide planning policies.
3. The amendment must not be in conflict with other goals, policies, and provisions of the Kirkland Comprehensive Plan.
4. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.

[emphasis added]

I write to address the first three findings, which I did not have time to cover in my presentation. I submit that none of these findings can be made in the affirmative. If any one of them cannot be made, then the amendments cannot be adopted.

ATTACHMENT 4 File: ZON07-00012, 16719 PC memo dated 5/1/08
--

April 29, 2008

Page 2

### **1. The Proposals Fail to Conform to the Growth Management Act.**

The proposed amendments fail to conform to the internal consistency requirements of the Growth Management Act. The GMA at RCW 36.70A.070 requires plans to be internally consistent. The land use element must conform to the transportation element, the transportation element must be consistent with the capital facilities element, and the capital facilities must be supported by a consistent financing plan. See RCW 36.70A.070(1), (3) and (6) and *West Seattle Defense Fund v. Seattle*, CPS GMHB No. 94-3-0016, Final Decision and Order (April 4, 1995). Any inconsistencies among the financing plan, the capital facilities plan and the land use element must be rectified through reassessment of the scope of the land use element.

The transportation section of the DEIS identifies the failure of the proposed actions to meet adopted levels of service and concurrency standards for a number of intersections at both the 2014 and 2022 horizon periods. See pp. 3.4-31 to -42. The EIS proceeds to identify some \$13,500,000 of road improvements to mitigate these impacts. See pp. 3.4-61 to 62. Yet only one of the 15 listed projects (the re-striping of the intersection at Northeast 85<sup>th</sup> Street and 114<sup>th</sup> Avenue Northeast at a cost of \$166,400) is funded in the City's current six year Capital Improvement Plan. See p. 3.4-63. However, based upon implementation of the proposed, and largely unfunded, improvements, the DEIS concludes that the traffic conditions at 2014 and 2022 under the proposed amendments would just barely meet concurrency standards.

Simply listing the needed improvements does not fulfill the internal consistency requirements of GMA. The proposed amendments allowing for intensive development in Areas A, B and C requires commensurate amendments to the transportation and capital facilities elements and the adoption of a financing plan to support the infrastructure needs of the resulting development. Simply listing the projects and identifying possible sources of funding in abstract fails to fulfill the internal consistency requirements of GMA.

### **2. The Proposals Conflict with County-wide Planning Policies.**

The proposal to allow redevelopment of the three parcels into over 2 million square feet of commercial and office space and, in the case of Area B to convert residential to office space, would exacerbate the City's jobs/housing balance and place the City further out of compliance with Countywide Policy FW-12(a)e which directs all cities "to improve the job/housing balance on a subarea basis[.]"

According to King County's 2007 Buildable Lands Report Kirkland has a surplus of only 417 dwelling units over its 2022 household growth target of 4,152 units (Copy Attached). By contrast, Kirkland presently has the capacity for 12,606 jobs, a number that is 3,806 more than necessary to attain the 2022 job growth target of 8,800 jobs. Thus, to obtain 2022 targets the City is

DAVIDSON, CZEISLER & KILPATRIC

April 29, 2008

Page 3

approximately 10 percent over capacity for housing, but about 50 percent over capacity for employment.

The proposed amendments would only exacerbate this imbalance by unnecessarily increasing office space while at the same time substituting office for multifamily in Area B. If approved, the proposed amendments would allow construction of sufficient office and commercial space to put the City 7,604 jobs over the 2022 target of 8800 jobs. See § 2.5.2 at 2-26. This represents an overcapacity of nearly 100 percent, and will dramatically increase the imbalance of jobs to housing in the city.

### **3. The Proposals Conflict With Other Goals, Policies, And Provisions Of The Comprehensive Plan.**

**Area A.** The plan and zoning amendments for Area A would conflict with the following design principles in the Comprehensive Plan:

**a. Public open spaces and sense of openness.** The Comprehensive Plan states that public open spaces "are an important component of the pedestrian environment" and calls for the promotion of public spaces. The Comprehensive Plan specifically recognizes the sense of openness in Design District 5 (CBD-5 in the zoning code):

*Placement, size and orientation of new structures in this district should be carefully considered to preserve this sense of openness.*

These principles are reflected in the zoning code which imposes an 80% lot coverage limitation and 20-foot front yard requirements in CBD-5.

The proposals advanced for Area A by Touchstone contains no sense of openness. There is minimum separation between buildings to allow for roads and sidewalks. Indeed, the pedestrian path between the two buildings in the northeast corner of the property is not open, but covered and may even be fully enclosed. The only public space is a small plaza, which simply appears to be a space left over after all the buildings were sited. Moreover, it is surrounded by roads and tall buildings. It would appear to get little or no sunlight.

**b. Modulation of building heights.** The Comprehensive Plan envisions that the buildings in Design District 5 will step back from Peter Kirk Park and from the major pedestrian corridors to add to the sense of openness and the pedestrian experience. It states:

*Within the district, massing should generally be lower toward the perimeter and step up toward the center. Facades facing Central Way, Kirkland Way*

## DAVIDSON, CZEISLER &amp; KILPATRIC

April 29, 2008

Page 4

*and Peter Kirk Park should be limited to between two and three stories, with taller portions of the building stepped back significantly. Buildings over three stories in height should generally reduce building mass above the third story.*

But Touchstone's amendment request is for 8-stories throughout its property and with no setbacks.

**c. Public views.** One of the urban design assets the Comprehensive Plan identifies is the city's visual landmarks and public views, which should be preserved. Relevant to Area A, the Plan provides:

*One of the views most often associated with Downtown Kirkland is from the eastern gateway, where Central Way meets 6<sup>th</sup> Street. From this vantage point, the hills north and south of the core area form a frame for a sweeping view of Lake Washington in the distance and the Olympic mountain range beyond.*

The lack of front yards on Central Way and modulation of building heights in the proposed project, as well as the 8-story heights, will significantly reduce this public view.

**d. Gateways.** The Comprehensive Plan notes the importance of gateways into the downtown and identifies Central Way as one of the three major gateways into the downtown and one with particular visual appeal. The Central Way gateway under this proposal would be a wall of 8-story office buildings built to the edge of the right-of-way, which is quite different than a gateway built under current setback and design criteria.

**e. The pedestrian experience.** The Comprehensive Plan describes at length the importance of the pedestrian experience in the downtown, and states:

*The size and scale of Downtown Kirkland make walking a convenient and attractive activity. An extensive network of pedestrian pathways covers the Downtown area, linking residential, recreational and commercial areas. Downtown Kirkland is a pedestrian precinct unlike virtually any other in the region. It is almost European in its scale and quality.*

The Comprehensive Plan calls for future developments to enhance the pedestrian pathways by "improving the directness and ease of pedestrian routes." It gives pedestrian routes equal priority to vehicular routes in the Downtown. The pedestrian routes are intended to interconnect the entire Downtown. It stresses the importance of the pedestrian routes in planning future development by stating:

April 29, 2008

Page 5

*The establishment and improvement of pedestrian pathways between activity centers should be a high priority policy objective. Major pedestrian routes within the Downtown area are identified in Figure C-4. Major pathways include the extensive east-west "spine" or "Park Walk Promenade," which links the lake with points east of 6<sup>th</sup> Street and the shoreline access trail.*

The Comprehensive Plan identifies two major pedestrian pathways through Design District 5, which allows pedestrians from within the District and east of the District access to the "Park Walk Promenade" and the rest of the Downtown. One of these pathways was constructed as a requirement of development of other properties in CBD-5, which includes sidewalks on 2<sup>nd</sup> Avenue and on public easements through the Continental Plaza and Emerald Building properties. Touchstone's proposal would run that pedestrian pathway into the back of an 8-story building and then along a service road. Indeed, the pedestrian experience in the proposal would simply be street-side sidewalks next to tall buildings and pathways in the 25 to 50 foot gaps between 8-story buildings. Such is not the European quality pedestrian experience contemplated in the current Comprehensive Plan.

**f. Human scale and hometown setting.** The Comprehensive Plan acknowledges importance of human scale and the community identity of the Downtown. Its Vision Statement states:

*Downtown Kirkland provides a strong sense of community identity for all of Kirkland. This identity is derived from Downtown's physical setting along the lakefront, its distinctive topography, and the human scale of existing development. This identity is reinforced in the minds of Kirklanders by Downtown's historic role as the cultural and civic heart of the community.*

*Future growth and developments of the Downtown must recognize its unique identity, complement ongoing civic activities, clarify Downtown's natural physical setting, enhance the open space network and add pedestrian amenities. These qualities will be encouraged by attracting economic development that emphasizes diversity and quality within a hometown setting of human scale. [emphasis added]*

The 8-story buildings proposed by Touchstone are packed closely together in a corporate campus configuration and most certainly do not represent a "development that emphasizes diversity and quality within a hometown setting of human scale."

**4. The proposals would not result in long-term benefits to the community as a whole, and would not be in the best interest of the community.**

In my presentation, I stated that no long-term benefit to the community will be provided by these amendment requests. Some have suggested economic development would be the public

DAVIDSON, CZEISLER & KILPATRIC

April 29, 2008

Page 6

benefit.

Fortunately, it is not necessary to change the Comprehensive Plan to accommodate a redevelopment of Park Place and substantial economic development. Without the proposed amendments the existing Comprehensive Plan and zoning would allow the development of an estimated 838,700 square feet of office and retail space in Area A. Consequently, the area could be developed with nearly 600,000 square feet of additional office and commercial space without any change in the Comprehensive Plan.

To put that in perspective, the 24-story Skyline Tower in Bellevue contains 400,000 square feet. Kirkland could add 1.5 times the office space in Skyline Tower in a redevelopment of Park Place under the current code. Such a project would increase the general office inventory in Kirkland by nearly 50%. It would be a very large project and a significant addition to the Kirkland economy.

Touchstone has hinted that the public benefit may come in the form of retail and that unless they are permitted the rezone they will not be able to construct the retail. They have offered no explanation as to why substantial retail could not be included in a build out under current zoning to the estimated 838,000 square foot redevelopment referenced in the EIS. The planning commission members also asked important questions about what kind of retail the redevelopment is offering. The project program described in the EIS does not suggest a retail center, which would be a regional attraction such as Redmond Town Center or University Village, since it only contains 136,000 square feet of retail in addition to the supermarket. It is not axiomatic that including retail in a project produces a public benefit. Kirkland is littered with first floor retail in mixed-use projects which do not work. One need only look at Juanita Village, Marina Heights and the new Boulevard condominiums across from the Performance Center to see the vacancies and turn over in this kind of retail. Thus, it is not apparent that any public benefit is being offered by this proposal.

However, the proposal seeks to build a 1.8 million square foot project -- 1 million square feet more than current zoning allows. It would require enormous compromises in the design principles and vision for the downtown and impose large negative impacts on traffic and parking throughout the downtown -- all without any offsetting benefit to the public.

#### *Conclusion*

The Comprehensive Plan sets forth the long term vision for the City of Kirkland and in this case for its Downtown and should not be brushed aside just because a particular landowner or developer has some other vision for his property. Our zoning code at Section 140.30 requires that any amendment to the Comprehensive Plan must not conflict with other provisions of the Plan and must "result in long term benefits to the community as a whole." Touchstone's requested amendment would conflict with design principles in the Comprehensive Plan, as discussed above, and would create traffic and parking problems, not benefits, for the community. Simply put, the private amendment requests do not meet the criteria for adoption of a Comprehensive Plan

*DAVIDSON, CZEISLER & KILPATRIC*

*April 29, 2008*  
*Page 7*

amendment.

We call on you to reject the proposed amendments.

Sincerely yours,

A handwritten signature in black ink, appearing to read "K. H. Davidson", written in a cursive style.

Kenneth H. Davidson

KHD:aal

KHD/1748.14.Planning.Council.Itr.04.29.08

**CITY OF KIRKLAND**

**RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, the City of Kirkland issued permits for 664 units of new single-family development, with an overall density of 4.9 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 5.0 dus per net acre. The city also issued permits for 931 multifamily units, with an overall density of 46.3 units per net acre. Compared with the previous five-years, 2001-2005 saw comparable single-family development along with a decline in amount of multifamily development, but at higher densities. Overall, the city's housing stock gained 1,384 net new units, accommodating 24% of Kirkland's 2001-2022 growth target of 5,480 households, and leaving a target of 4,152 households for the remainder of the planning period.

*Residential Development Activity: 2001-2005*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	1.9	0.4	0.0	0.0	1.5	2	1.3
3 - 5 du/acre	5.9	0.5	0.4	0.0	5.0	17	3.4
5 - 7 du/acre	89.9	3.5	4.4	0.2	81.9	408	5.0
7 - 9 du/acre	1.1	0.1	0.1	0.0	0.9	8	8.8
> 9 du/acre	2.3	0.0	0.0	0.0	2.3	19	8.4
<b>Plats Total</b>	<b>101.1</b>	<b>4.5</b>	<b>4.8</b>	<b>0.2</b>	<b>91.6</b>	<b>454</b>	<b>5.0</b>

*Single-Family Permits Issued*

0 - 3 du/acre	3.1	4	1.3
3 - 5 du/acre	8.6	20	2.3
5 - 7 du/acre	112.3	542	4.8
7 - 9 du/acre	5.0	34	6.8
> 9 du/acre	5.7	64	11.3
<b>SF Pmits Total</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>

*Multifamily Permits Issued*

< 9 du/acre	3.5	2.7	0.0	0.0	0.8	13	
9 - 13 du/acre	10.6	1.6	0.2	0.0	8.7	231	26.4
13 - 19 du/acre	0.5	0.0	0.0	0.0	0.5	10	21.7
19 - 31 du/acre	1.1	0.0	0.0	0.0	1.1	41	37.5
31 - 48 du/acre	9.1	0.0	0.0	0.0	9.0	636	70.4
48 + du/acre							
Other zones							
<b>MF Pmits Total</b>	<b>24.7</b>	<b>4.3</b>	<b>0.3</b>	<b>0.0</b>	<b>20.1</b>	<b>931</b>	<b>46.3</b>

*Development Activity: 1996-2000 vs 2001-2005*

SF Plats	1996-2000	2001-2005
Net Acres	72.2	91.6
Lots	378	454
Lots/Acre	5.2	5.0
<b>SF Permits</b>		
Net Acres	135.6	134.6
Units	673	664
Units/Acre	4.5	4.9
<b>MF Permits</b>		
Net Acres	66.6	20.1
Units	1,531	931
Units/Acre	23.0	46.3

*Housing Units (2001-2005) vs Household Growth Target (2001-2022)*

Housing Units: 2001-2005	2001-2005	2001-2022
New SF Units Permitted	664	
Replacement SF Units Permitted	196	
SF Units Demolished	(424)	
MF Units Permitted	931	
MF Units Demolished	(27)	
Other New Units Permitted	44	
<b>Net Units (2001-2005)</b>	<b>1,384</b>	
Net Households (2001-2005)	1,328	
Household Growth Target (2001-2022)	5,480	
<b>Remaining Target (2006-2022)</b>	<b>4,152</b>	

**Residential Development: Buildable Land Supply and Capacity**

In 2006, the City of Kirkland had 210 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 139 acres of land suitable for development remained with capacity for 2,103 housing units under current zoning. The city also contained 631 gross acres of redevelopable land, 439 acres of which was developable with capacity for 2,200 units. Capacity for an additional 399 units was identified in projects in the development pipeline. Thirty-five percent (1,689 units) of Kirkland's capacity was located in single-family zones, 65% (3,072 units) in zones allowing multifamily housing. Half of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

**Residential Land Supply and Dwelling Unit Capacity (2006)** \*Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWS (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
<b>Vacant Land</b>									
0 - 3 du/acre	34.5	12.7	5%	5%	10%	17.7	1.3-3	n/a	52
3 - 5 du/acre									
5 - 7 du/acre	122.3	25.2	2%-5%	0%-5%	10%	79.8	4.3-7	n/a	438
7 - 9 du/acre	17.0	0.2	2%-10%	0%-5%	10%	14.4	7.0	n/a	82
Vacant Sub-Total: SF Zones	173.7	38.0	n/a	n/a	n/a	111.8	n/a	n/a	571
9 - 13 du/acre	10.4	2.4	2%-10%	0%	10%	7.0	12.3	n/a	86
13 - 19 du/acre	2.1	0.3	2%	0%	10%	1.6	12.3-19.3	n/a	21
19 - 31 du/acre	2.8	0.2	2%-10%	0%	10%	2.2	21.5-51	n/a	53
31 - 48 du/acre	1.3	0.0	10%	0%	10%	1.0	26.2-50	n/a	43
48 + du/acre	20.3	1.2	2%-10%	0%	10%	15.5	50-100	n/a	1,330
Vacant Sub-Total: MF/MU Zones	36.8	4.1	n/a	n/a	n/a	27.4	n/a	n/a	1,532
<b>Vacant Total</b>	<b>210.5</b>	<b>42.1</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>139.2</b>	<b>n/a</b>	<b>n/a</b>	<b>2,103</b>

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWS (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
<b>Redevelopable Land</b>									
0 - 3 du/acre	53.7	6.0	5%	5%	15%	36.5	1.3-3	28	41
3 - 5 du/acre	9.5	0.0	5%	5%	15%	7.3	2.99	12	10
5 - 7 du/acre	436.8	48.3	5%	0%-5%	15%	287.3	4.3-5.7	663	890
7 - 9 du/acre	10.4	0.8	5%	0%-5%	15%	7.5	7.0-8.0	29	24
Redev. Sub-Total: SF Zones	510.4	55.0	n/a	n/a	n/a	348.5	n/a	732	985
9 - 13 du/acre	65.3	6.8	5%	0%	15%	47.2	12.3	185	395
13 - 19 du/acre	26.3	0.3	5%	0%	15%	21.0	12.3-19.3	257	133
19 - 31 du/acre	16.3	0.7	5%	0%	15%	12.6	21.5-51	197	78
31 - 48 du/acre	4.4	0.7	5%	0%	15%	3.0	32.7-96.2	0	172
48 + du/acre	8.7	0.3	5%	0%	15%	6.8	26.1-96.2	5	457
Redev. Sub-Total: MF/MU Zones	121.0	8.8	n/a	n/a	n/a	90.6	n/a	644	1,235
<b>Redevelopable Total</b>	<b>631.4</b>	<b>63.8</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>439.2</b>	<b>n/a</b>	<b>1,376</b>	<b>2,200</b>

**Residential Development: Total Capacity and Growth Target**

Overall housing capacity for 2006 in the City of Kirkland, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 4,761 units. These units could accommodate an estimated 4,569 households, 417 more than necessary to attain the household growth target of 4,152 for the remainder of the planning period (2006-2022).

**Capacity (2006) vs Household Growth Target (2006-2022)**

Capacity (units)	2006	Household Growth Target (2006-2022)
Single-Family Zones	1,536	
Single-Family Capacity in Pipeline	0	
Accessory Dwelling Units	153	
Multifamily Zones	690	
Multifamily Capacity in Pipeline	0	
Mixed-Use Zones	1,983	
Mixed-Use Capacity in Pipeline	399	
<b>Total Capacity (units)</b>	<b>4,761</b>	
Total Capacity (households)	4,569	
Remaining Household Target (2006-2022)	4,152	
<b>Surplus/Deficit Capacity</b>	<b>417</b>	

**NON-RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, the City of Kirkland issued permits for about 690,000 sq. ft. of new commercial development on nearly 18 net acres of developable land. Compared with the previous five-years, 2001-2005 saw an increase in the amount of commercial development along with an increase in overall commercial floor-area-ratio from 0.53 to 0.90. During this same period, Kirkland experienced an estimated net loss of 2,260 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Kirkland's 2001-2022 growth target of 8,800 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

**Development Activity: 1996-2000 vs 2001-2005**

Commercial	1996-2000	2001-2005
Net Land Area (acres)	23.1	17.6
Floor Area (s.f.)	534,196	689,806
Floor Area Ratio (FAR)	0.53	0.90
<b>Industrial</b>		
Net Land Area (acres)	8.2	0.0
Floor Area (s.f.)	254,963	0
Floor Area Ratio (FAR)	0.71	n/a

**Employment Change vs Job Growth Target**

Covered Employment in 2000 (est.)	34,309
Covered Employment in 2006 (est.)	32,049
Net New Jobs (2000-2006)	(2,260)
Job Growth Target (2001-2022)	8,800
Remaining Target (2006-2022)	8,800

**Commercial and Industrial Development Activity: 2001-2005**

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWS (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	22.2	4.4	0.2	0.0	17.6	768,651	689,806	0.90
Industrial								
<b>Non-Residential Total</b>	<b>22.2</b>	<b>4.4</b>	<b>0.2</b>	<b>0.0</b>	<b>17.6</b>	<b>768,651</b>	<b>689,806</b>	<b>0.90</b>

**Non-Residential Land Supply (2006)**

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
<b>Vacant Land</b>						
Commercial Zones	7.4	0.7	5%	0%	10%	5.8
Mixed-Use Zones	30.6	1.5	5%-10%	0%	10%	23.7
Industrial Zones	7.4	0.3	5%	0%	10%	6.1
<b>Vacant Total</b>	<b>45.4</b>	<b>2.5</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>35.6</b>

**Redevelopable Land**

Commercial Zones	15.2	3.6	5%	0%	15%	10.8
Mixed-Use Zones	52.1	3.6	5%	0%	15%	40.9
Industrial Zones	9.0	1.0	5%	0%	15%	7.5
<b>Redevelopable Total</b>	<b>76.3</b>	<b>8.2</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>59.2</b>

**Employment Capacity (2006)**

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
<b>Vacant Land</b>						
Commercial Zones	251,023	3-2	n/a	240,316	250-500	942
Mixed-Use Zones	1,034,244	26-2.25	n/a	851,521	250-500	2,783
Industrial Zones	265,548	0.75	n/a	199,161	250	797
<b>Vacant Total</b>	<b>1,550,815</b>	<b>n/a</b>	<b>n/a</b>	<b>1,290,998</b>	<b>n/a</b>	<b>4,521</b>
<b>Redevelopable Land</b>						
Commercial Zones	469,350	3-2	123,790	275,609	250-500	1,076
Mixed-Use Zones	1,780,841	26-2.25	653,721	757,954	250-500	2,704
Industrial Zones	328,080	0.75	74,561	171,499	250	686
<b>Redevelopable Total</b>	<b>2,576,272</b>	<b>n/a</b>	<b>852,072</b>	<b>1,205,062</b>	<b>n/a</b>	<b>4,466</b>

In 2006, the City of Kirkland had 45 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 36 acres of land suitable for development remained with capacity for 4,521 jobs under current zoning. The city also contained 76 gross acres of redevelopable land, 59 net acres of which was developable with capacity for 4,466 jobs. Capacity for an additional 3,619 jobs was identified in significant projects in the development pipeline. Overall, 86% of Kirkland's job capacity was located in commercial and mixed-use zones. About half of the city's employment capacity was on redevelopable land. Overall capacity in Kirkland was for 12,606 jobs, 3,806 more than necessary to attain the job growth target of 8,800 for the remainder of the planning period (2006-2022).

**Employment Capacity (2006) vs Job Growth Target (2006-2022)**

Capacity (jobs)	Value
Commercial Zones	2,018
Mixed-Use Zones	5,486
Industrial Zones	1,483
Job Capacity in Pipeline	3,619
<b>Total Job Capacity</b>	<b>12,606</b>
Remaining Job Target (2006-2022)	8,800
<b>Surplus/Deficit Capacity</b>	<b>3,806</b>

**DAVIDSON, CZEISLER &  
KILPATRIC, P.S.**

Kenneth H. Davidson  
Robert T. Czeisler  
Dan W. Kilpatric  
Mary S.W. Sakaguchi

LAWYERS  
520 KIRKLAND WAY, SUITE 400  
KIRKLAND, WASHINGTON 98033

(425) 822-2228  
FAX (425) 827-8725  
Mailing Address: PO Box 817  
Kirkland, WA 98083-0817

April 29, 2008

Planning Commission  
City of Kirkland  
123 – 5<sup>th</sup> Avenue  
Kirkland, WA 98033

Re: Private Amendment Requests

Dear Planning Commissioners:

The time limit on my testimony at your public hearing did not allow me to complete our plea that you preserve a major pedestrian pathway as a part of any redevelopment of Park Place. Allow me to complete my explanation for this request and that of 164 users of this pathway who signed the petition I delivered to you.

I reviewed with you the repeated emphasis in the Comprehensive Plan for the Downtown on pedestrian pathways and amenities. The Downtown Plan identifies the major pedestrian pathways interconnecting areas of the Downtown and adjoining neighborhoods, including the important East/West “Spine” or “Park Walk Promenade”. Attached is a copy of a map from the Comprehensive Plan, on which I have highlighted the “Park Walk Promenade” in yellow and orange. We are particularly concerned about preserving the part of the pathway marked in orange which begins with the sidewalks along 2<sup>nd</sup> Avenue, crosses the Continental Plaza and Emerald Building properties on dedicated public easements (a requirement the City imposed as a condition of building those buildings) and runs past Starbucks and the south side of the QFC into Peter Kirk Park. This pathway has existed for over 13 years. It is used by hundreds of workers and visitors to the Emerald Building, Continental Plaza, the 570 Kirkland Way Building, and the 610 Kirkland Way Building as well as residents in apartments and condominiums in the area. Unfortunately, Touchstone’s proposal blocks this important pedestrian pathway with an 8-story building. See attached drawing .

On behalf of myself as a user of this pathway and the 164 other users who signed the petition I delivered at your hearing, please strictly condition any re-zone and development of Park Place upon the maintenance and enhancement of this important pedestrian pathway as part of the pedestrian network, which makes Kirkland a great place to live and work.

Sincerely yours,



Dan W. Kilpatric

KHD:aal

KHD/1748.14.Planning.Council.Itr2.04.29.08.doc

ATTACHMENT 5 File: ZON 07-00012,16#19 PC memo dated 5/1/08
--

XV.D. MOSS BAY NEIGHBORHOOD  
3. DOWNTOWN PLAN

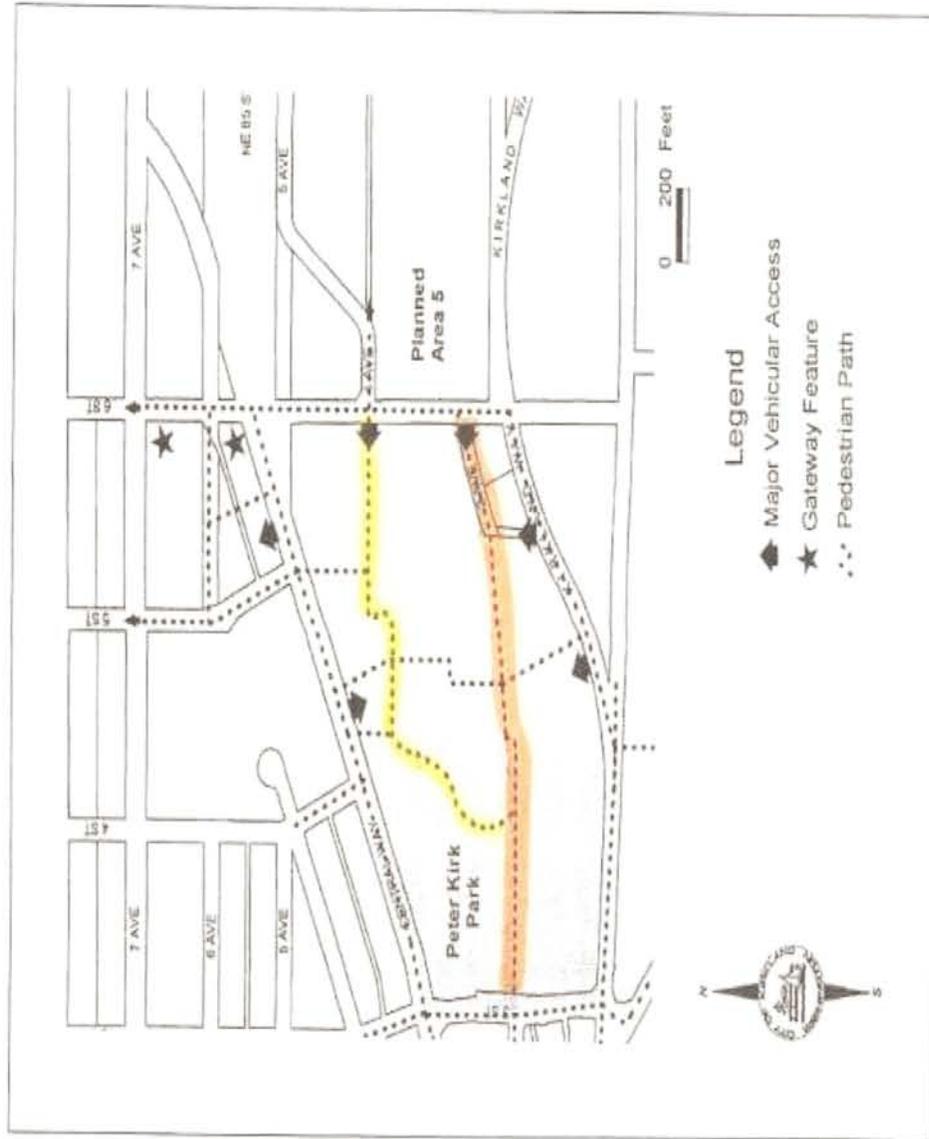


Figure C-6: Design Districts 5 and 6 - Circulation and Gateways





04.29.2008 10:24

