



## **CITY OF KIRKLAND**

**Planning and Community Development Department**  
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225  
www.ci.kirkland.wa.us

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### **MEMORANDUM**

**To:** Planning Commission

**From:** Angela Ruggeri, AICP, Senior Planner

**Date:** June 5, 2008

**Subject:** TOUCHSTONE (PARK PLACE), ORNI, AND ALTOM PRIVATE AMENDMENT REQUESTS (PARs) FILE NO. ZON07-00016, ZON07-00012, AND ZON07-00019

### **RECOMMENDATION**

- Hold public hearing and receive testimony on the Planning Commission's preliminary direction for the preferred alternative to be studied in the Planned Action Final Environmental Impact Statement (FEIS).
- Discuss parking and traffic issues if time allows.

### **BACKGROUND DISCUSSION**

#### **I. PRIVATE AMENDMENT REQUESTS**

The three private amendment requests are summarized below and a map showing their locations is included as Attachment 1. Staff and the Planning Commission may propose additional requirements and changes to the Comprehensive Plan and Zoning Code as the process proceeds.

- A. Touchstone Corporation (Park Place)** has submitted a private amendment request for the redevelopment of the existing Kirkland Park Place Center. The request includes a building height increase from 3-5 stories, as measured from the existing grade of the site, to up to 8 stories as measured from the grade of 6<sup>th</sup> Street and Central Way. These taller buildings would be allowed next to Central Way and 6<sup>th</sup> Street as well as in other areas of the site. The request also includes a building setback reduction from 20 feet to 0 feet on Central Way and 6<sup>th</sup> Street, and possibly from 10 feet to 0 feet next to Peter Kirk Park. There may also be requests for flexibility in other regulations such as lot coverage. These amendments would be reflected in changes to the Comprehensive Plan, Zoning and Design Guidelines for the site.

- B. Katherine Orni** has submitted a private amendment request for the properties located at 825, 903 and 911 5<sup>th</sup> Avenue, east of the Post Office in the Moss Bay Neighborhood. The request is to change the zoning from PLA 5D which does not allow office to PLA 5C which allows office and additional height up to 60 feet above average building elevation or 6 stories whichever is less. The existing zoning allows 40' above average building elevation or 4 stories whichever is less. The Zoning Code amendment would also allow a reduction of building setbacks where PLA 5C development abuts low density uses in the PLA 5A zone. The site contains three legally nonconforming office buildings, which were allowed to be built because of a legal action that was taken when the zoning was originally put into place in 1979.
- C. Rhoda Altom** has submitted a private amendment request for the property located at 220 6<sup>th</sup> Street in the Moss Bay Neighborhood. She is requesting a change in zoning from PLA 5B to PLA 5C to allow additional height up to 60 feet above average building elevation or 6 stories whichever is less. She is also asking that the minimum lot size requirement of one acre for this additional height in PLA 5C be removed. The study area for this PAR includes the site to the north of the Altom property (605 4<sup>th</sup> Avenue). This site is between the Altom property and PLA 5C and contains two 2 story office buildings.

## **I. ENVIRONMENTAL IMPACT STATEMENT (PLANNED ACTION)**

The environmental review process for the Touchstone (Park Place), Orni, and Altom PARs began last fall and the DEIS was issued on 4/4/08. An open house was held on 4/16/08 to give the public an opportunity to ask questions relating to the DEIS. The Planning Commission and SEPA Responsible Official held a public hearing at the 4/24/08 Planning Commission meeting to take comments on the DEIS and the potential changes to the Comprehensive Plan, Municipal Code, and Zoning Code. The comment period on the DEIS ended on 5/19/08. All comments received on the DEIS will be responded to and included in the FEIS document.

The Planned Action Draft EIS evaluates two alternatives for each site: (1) a “no action” alternative that describes development of sites under the existing Comprehensive Plan, and (2) the applicants’ proposals. The existing conditions have also been taken into account. The draft EIS is one of the tools used by the Planning Commission to help decide on a preferred alternative for each of the three PARs. These preferred alternatives will be further analyzed in the Planned Action Final EIS.

## **II. PLANNING COMMISSION MEETINGS**

The Planning Commission had three study sessions (5/8, 5/22 and 5/29) since the public hearing on 4/24/08. These study sessions have been used to work on the development of the preliminary preferred alternative. The schedule for June and July is listed below:

- 6/12/08 – public hearing on the Planning Commission’s preliminary direction for the preferred alternative to be studied in the Planned Action Final Environmental Impact Statement (FEIS).
- 6/26/08 – continuation of public hearing on 6/12/08 and direction to staff on the preliminary preferred alternative to be analyzed in the FEIS.
- 7/31/08 – study session on the preliminary preferred alternative (this meeting will replace the previously scheduled 7/24/08 PC meeting).

### **III. ALTERNATE TOUCHSTONE PROPOSAL**

In addition to their PAR, Touchstone Corporation has also submitted for design review a redevelopment proposal for Park Place Center with the intention of meeting the current CBD-5 Zoning Code regulations and Comprehensive Plan policies. The current CBD-5 Zone provides for a range of heights from 3-5 stories above average building elevation. The Downtown plan states that:

*“Buildings over two stories in height should be reviewed by the Design Review Board for consistency with applicable policies and criteria. Within the district, massing should generally be lower toward the perimeter and step up toward the center. Facades facing Central Way, Kirkland Way, 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.”*

The applicant has decided to pursue design review approval of this new proposal while the City considers his request to amend Kirkland’s Zoning Code regulations and Comprehensive Plan policies to achieve additional height and reduced building setbacks.

The new proposal is to redevelop the existing Park Place Center in two phases. Phase I consists of 6 or 7 office buildings at five-stories in height located in the north and northeast portion of the site. No retail is proposed in the buildings. All existing buildings, except those retained until Phase II, would be removed. The plans include between 895,000 and 935,000 square feet of office space.

Underground parking is proposed. Vehicle access to the site would be provided in one location along Central Way located east of the current location and two locations along 6<sup>th</sup> Street. Vehicular access from Kirkland Way to the site would remain unchanged.

The proposal would contain very little retail. The QFC store and the existing retail building directly east of the grocery store would be retained and redeveloped at a later date in Phase II. The building southeast of QFC that contains the two restaurants (Pancake House and prior Thai Restaurant) will also be retained and redeveloped in Phase II.

#### **IV. PLANNING COMMISSION PRELIMINARY DIRECTION ON PREFERRED ALTERNATIVE FOR THREE PRIVATE AMENDMENT REQUESTS**

##### **A. Touchstone (Park Place) Preliminary Preferred Alternative**

At the May 29<sup>th</sup> study session, the Planning Commission began to provide preliminary direction on crafting a preferred alternative. The Commission is aware that Touchstone has proposed an alternative plan that is going through the design review process. The Commission expressed a desire to provide a strong retail component within the project. The Commission also discussed maintaining a pedestrian oriented design along Central Way by potentially lowering heights along the street. With that in mind, the Commission explored the possibility of adjusting the heights throughout the site while retaining the overall square footage requested by Touchstone. The Design Review Board (DRB) Recommendation which was used as a starting point for the discussion has been adjusted by the Planning Commission accordingly.

1. Uses: The Commission indicated that office and mixed use are appropriate for the site. The Planning Commission believes that retail is an essential component for redevelopment of the Park Place site and should be required.
2. Height Allowances: The developer has indicated that in order to build a mixed use development on the site which includes retail, a hotel and an athletic club, 1.2 million square feet of office will be necessary. In response to this the Planning Commission discussed the concept of increasing the height up to 11 stories in some areas of the site while reducing it in other areas. These other areas could have building heights in the range of 3 to 7 stories (see Attachment 2). The Planning Commission is considering the following height limits for public comment at the public hearings on June 12 and June 26. Additional environmental review will be required if the Planning Commission decides to include more than 8 stories in the preferred alternative to be studied in the final EIS.

##### Low Height Areas

- 3 stories along Central Way for at least 20 feet before stepping up to the next height zone
- 4 stories along Peter Kirk Park for at least 20 feet before stepping up to the next height zone
- 2 to 3 stories in the area to the south of open space (low enough to allow for sun to reach the open space plaza)

##### Medium Height Areas

- 5 stories along the eastern portion of the site parallel to Central Way.
- 5 to 7 stories along the western portion of the site parallel to Central Way.

- 7 stories for the next height zone parallel to the park
- 7 stories along the very southern most portion of the site

Maximum Height Areas

- Up to 11 stories along 6<sup>th</sup> Street
- Up to 11 stories in the southeast portion of the site

3. Open space requirements: The Planning Commission agrees with the Design Review Board recommendation that a large central open space should be required in exchange for the additional height proposed. The Planning Commission feels that there should be some flexibility to allow for creative treatment of the entry way corner at 6<sup>th</sup> Street and Central Way.
4. Lot Coverage: The Planning Commission is suggesting 100% lot coverage (impervious surface) as is allowed in many areas of the downtown.
5. Setbacks: The Planning Commission agrees with the Design Review Board's recommendation (see Attachment 3) for no setbacks along Central Way and 6<sup>th</sup> Street if there is a relationship between the building and the pedestrian (retail uses for example), otherwise some setback should be required. A medium setback was recommended adjacent to the park. If a road is located on the property along the park's eastern edge, a lesser setback would be necessary. The widest setback was recommended along the south portion of the site adjacent to the existing office and residential uses.
6. Parking: The applicant is proposing a parking modification for the development. The Zoning Code requirements for the development would be approximately 5,150 stalls and the applicant is proposing approximately 3500 stalls. The request for parking modification proposes to implement a Transportation Demand Management and Parking Management program to minimize the site's parking demand. A description of the proposal is included as appendix E of the Draft EIS. The Planning Commission is still studying this proposal and does not have a recommendation at this time. The discussion of transportation and parking issues will continue after the public hearing.

**B. Orni Preliminary Preferred Alternative**

1. Uses: The Planning Commission has not come to an agreement on the appropriate uses for the site. Residential and mixed use (office and residential) were both discussed. The site presently contains office uses and has for the last 25 years. The three existing legally nonconforming office buildings were allowed to be built because of a legal action that was taken when the zoning was originally put into place in 1979. The existing

Comprehensive Plan designation is for high density residential. The proposed designation would include office and multifamily uses, including mixed use.

2. Height Allowances: The existing office buildings on the site are two stories high. The code presently allows multifamily buildings up to 4 stories or 40 feet above average building elevation, whichever is less. The requested zoning would allow up to 60 feet above average building elevation or 6 stories whichever is less. The Planning Commission has tentatively concluded that the 40' height limit that is currently allowed should be maintained.
3. Setback Requirements: The existing code requires an additional setback from single family uses in PLA5A for buildings over 30' above average building elevation (ABE). There is one older single family home to the south of the project that would require this additional setback of 120' (if the building is 60 feet above ABE). This regulation was put in place originally to protect the single family homes in the area as the area transitioned to office and multifamily uses. Since that time, most have been rebuilt into multifamily developments and so the Planning Commission is proposing that this requirement could be removed.
4. Design review: The Planning Commission proposes that design review be a requirement if office or mixed use are allowed, but not for residential uses.

**C. Altom Preliminary Preferred Alternative**

1. Uses: Both the existing Comprehensive Plan designation and the proposed designation are for office/multifamily uses and so a change in use is not necessary.
2. Height Allowances: The Planning Commission is considering up to 52' above average building elevation (ABE) for this area.
3. Lot size requirements: The Planning Commission expressed concern about allowing the additional height on lots smaller than 1 acre. The proposed zoning presently allows up to 6 stories or 60' above ABE if the site is at least 1 acre, otherwise, 30' above ABE. The Commission has suggested that if only the site at 220 6<sup>th</sup> Street (approximately .4 acres) is developed, 40' above ABE or 3 stories whichever is less should be allowed. If both sites (approximately .83 acres) are developed together then 52' above ABE or 4 stories whichever is less should be allowed.
4. Design review: The Planning Commission proposes that design review be a requirement if additional height is allowed. The Planning Commission also

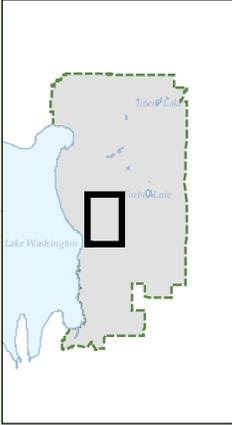
stated that if design review is required for the site, it should be a requirement for the entire PLA5C zone (not just the specific PAR location).

### ATTACHMENTS

1. PAR site map
2. Planning Commission Height Recommendation
3. DRB Recommendation on Park Place proposal setbacks

Cc: Douglas Howe, 2025 1<sup>st</sup> Avenue, Suite 790, Seattle, WA 98121  
Katherine Orni, 825 5<sup>th</sup> Avenue, Suite 202, Kirkland, WA 98033  
Rhoda Altom, P.O. Box 22926, Seattle, WA 98122  
File ZON07-00012  
File ZON07-00016  
File ZON07-00019

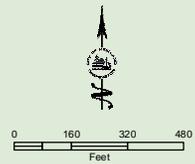
# Vicinity Map



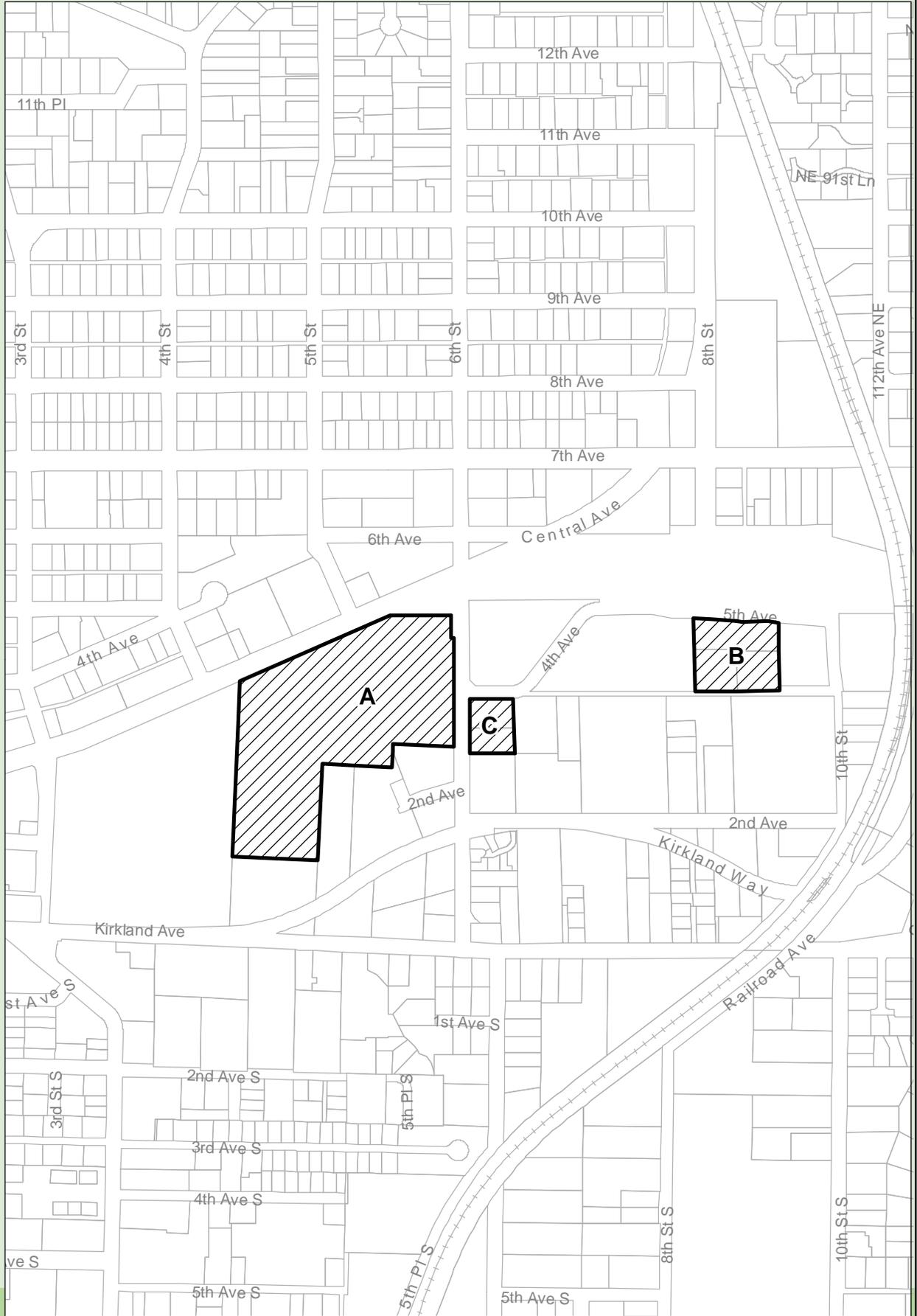
**Vicinity Map**  
0 5,900 11,800 17,700  
Feet

**Map Legend**

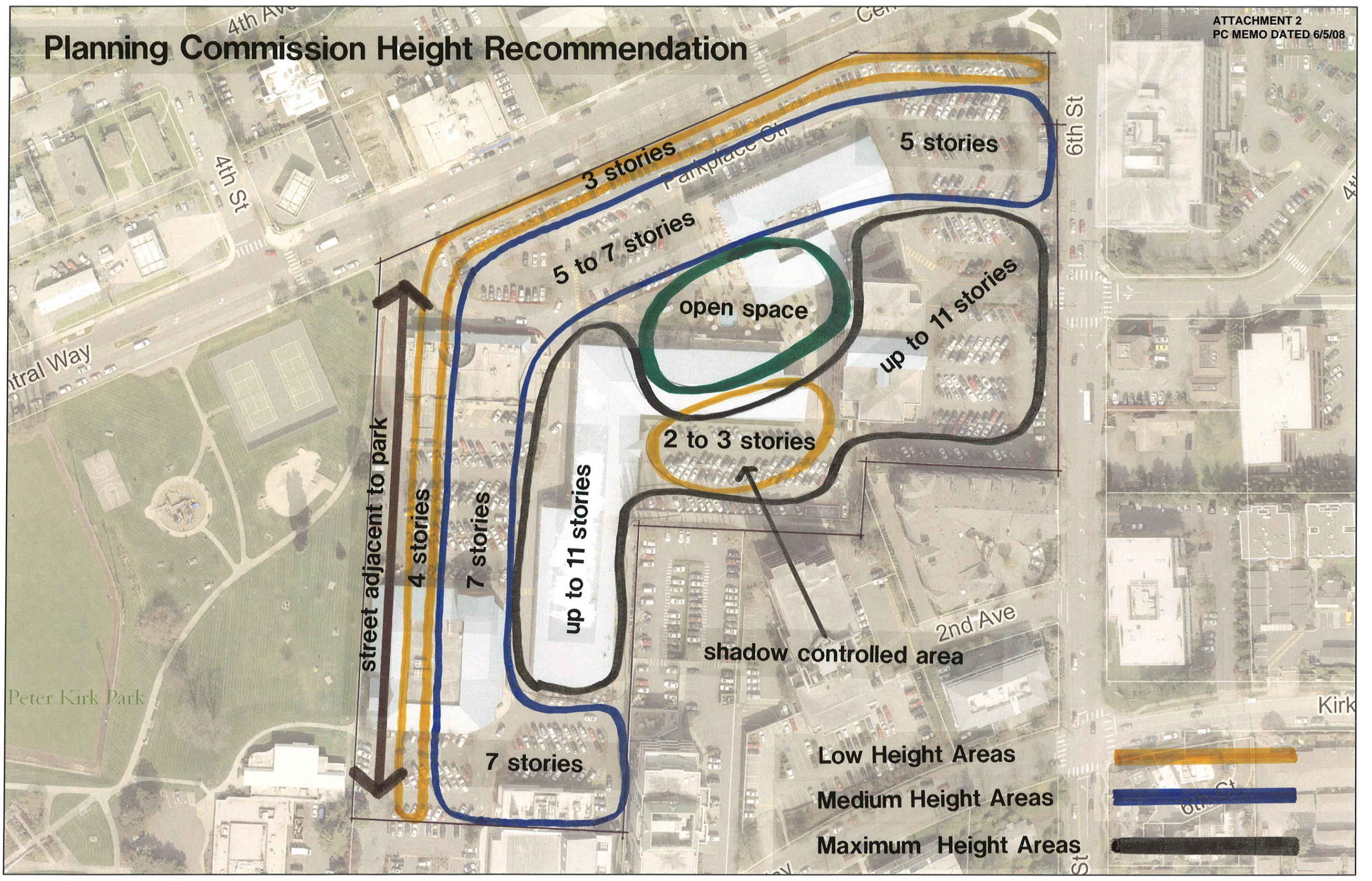
- Planned Action Areas
- A = Touchstone (Park Place)
- B = Orni
- C = Altom

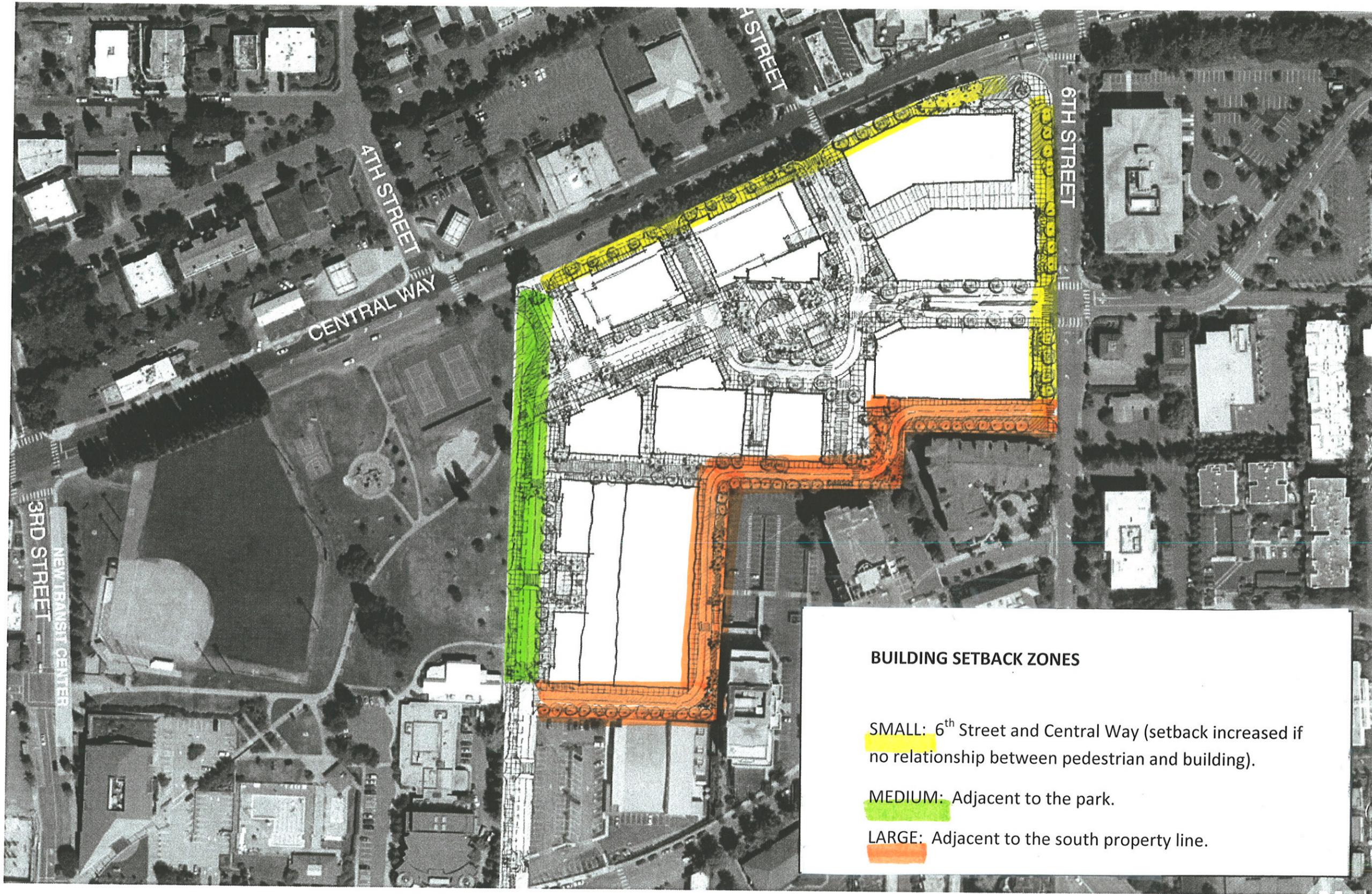


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# Planning Commission Height Recommendation





**BUILDING SETBACK ZONES**

**SMALL:** 6<sup>th</sup> Street and Central Way (setback increased if no relationship between pedestrian and building).

**MEDIUM:** Adjacent to the park.

**LARGE:** Adjacent to the south property line.