



CITY OF KIRKLAND

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MEMORANDUM

To: Downtown Advisory Committee (DAC)
From: Jeremy McMahan, Planning Supervisor
Date: May 31, 2007
Subject: Downtown Strategic Plan Background Materials

At the initial meeting of the DAC, requests were made for the following information:

- Where are the “opportunity sites” identified in the Downtown Strategic Plan?
- What is the zoning in downtown?
- What are the growth pressures we face?
- What is the status of projects and strategies recommended in the Downtown Strategic Plan?

The following summary and attachments will address these important questions.

OPPORTUNITY SITES:

The 2001 Downtown Strategic Plan (DSP) identifies a number of downtown properties that are not contributing to the vision and strategic direction and discusses incentives to facilitate desirable redevelopment. Those properties have been collectively referred to as “opportunity sites” (see Attachment 1). In looking at the map, you will notice that these site all share one common feature – they are dominated by large surface parking lots. Upon completion of the DSP, City staff initiated ongoing conversations with the owners of these properties to identify opportunities and constraints. Using the map key reference numbers on Attachment 1, the development history and current status follows:

1A Lake & Central Site

1B US Bank Site

A proposal to purchase the City parking lot and redevelop it in conjunction with the adjoining US Bank site was ultimately rejected by the City following public opposition.

2 Peter Kirk Square Site

The property was purchased by a Seattle property owner in 2005. The owners have indicated that they have no immediate plans to redevelop.

3 Antique Mall Site

The property owner has been working with a development company on a potential mixed use development of the site. The owner and developer have actively participated in the 3rd Street Transit Center project to make sure those plans are consistent with the retail potential of the Antique Mall property. No specific development proposals have been made, but the developer has discussed large anchor-type retail on the ground floor with housing above.

4 Properties South of Kirkland Avenue

The Kirkland Central Condominium project was developed after the DSP was completed, utilizing DSP concepts of a “bonus” story residential for residential and redeveloping the former cut-through lane to State Street with a large public plaza.

The Merrill Gardens assisted living project (west of Kirkland Central) is anticipated to break ground in September. No proposals have been made for the two remaining ownerships (Waterfront Market/Hectors, and Bank of America).

5 Salvation Army/Boulevard Condominiums

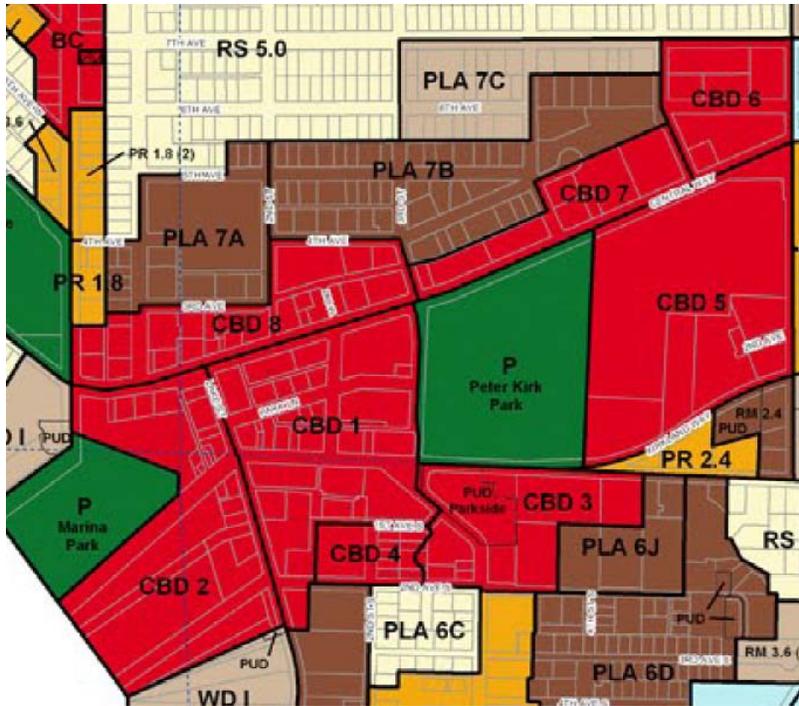
After City discussions with the east coast property owner and California property manager, the owner listed the property. The property changed hands several times before Trammell Crow purchased it to develop the Boulevard condominiums. Trammell Crow went on to purchase and develop the old post-office site located to the south with the 128 State project (currently under construction).

6 Parkplace

Previous City approvals for a project with three new buildings on the north side of the site have expired. The DAC has been informed of the potential sale of the property and potential redevelopment of the site. Amendments to the Comprehensive Plan and Zoning Code have been requested as part of the City’s annual amendment process.

DOWNTOWN ZONING

The Central Business District is divided into eight different zones (CBD1 through CBD 8), each with distinct regulations on issues of use, height, and other development standards (see Zoning Map, below). The basic parameters of each zone are summarized below. It should be noted that there are many nuances to the zoning regulations that can not be captured in a simple matrix (building terracing, use limits, setbacks...). For more details, you can access the City’s online Zoning Code from the City website. All new buildings in the CBD are required to go through a design review process to ensure compatibility with the City’s design guidelines and regulations (also available on City website).



Downtown Zoning Districts

Zone	Uses	Maximum Height	Other
CBD 1	Ground floor retail required, typically residential or office above	3 stories (+1 for residential incentive) 4 stories (+1 for residential incentive)	3 story limit in western block West of Main and North of Kirkland Ave. and eastern block for properties fronting north side of Kirkland Ave
CBD 2	Ground floor retail required, typically residential or office above	2 stories north of Kirkland Avenue 3 stories south of Kirkland Avenue	Public pedestrian access or view corridors required for building above one story
CBD 3	Ground floor retail required, typically residential or office above	3 stories	20' setback from street can be modified if retail pulled up to street
CBD 4	Retail, residential, office	4 stories	
CBD 5	Retail, residential, office	5 stories	Residential only allowed near park
CBD 6	Retail, residential, office	4 stories	Zone mostly built out
CBD 7	Ground floor retail required, typically residential or office above	3 stories	20' setback from street can be modified if retail pulled up to street
CBD 8	Ground floor retail required, typically residential or office above	3 stories at Central, stepping up to north	Retail use only allowed for properties fronting Central

REGIONAL AND LOCAL GROWTH

Under the state Growth Management Act, cities are required to accommodate a share of growth that is forecasted over the following 20 year period. 152,000 new households must be accommodated throughout King County between 2001 and 2022. During this period, Kirkland's assigned growth target is 5,480 new dwelling units, which averages about 250 new units per year. This pace is fairly consistent with the pace we have witnessed over the past 10 years. The growth is planned to occur throughout the City, with the largest concentrations in and around business districts, particularly Totem Lake and Downtown. Much of the single family development witnessed in neighborhoods, where a new home replaces an existing home, does not factor in to this growth.

STATUS OF DSP PROJECTS AND PLANS

See Attachment 2 for a summary of projects and plan implementation since 2001.