

Description of Planned Action EIS Alternatives

City of Kirkland ■ Downtown Area Planned Action Ordinance



NO ACTION ALTERNATIVE

- Maintain existing Comprehensive Plan and zoning designations in Planned Action Areas (A, B, and C).
- Assumes redevelopment of Area A (Touchstone/Park Place) is consistent with existing Comprehensive Plan and zoning designations. Redeveloped Park Place will include:
 - 629,500 square feet of office
 - 209,200 square feet of retail/entertainment
- Assumes no redevelopment of Area B (Orni) since site contains legally existing nonconforming office buildings.
 - Except for Aesthetics and Public Services, where redevelopment as multifamily is assumed.
- Assumes redevelopment of Area C (Altom).
 - Redevelopment of both parcels would conform to existing Comprehensive Plan and zoning (multi-family, office, or mixed-use multi-family/office at no more than 30 feet height)
- Background growth and redevelopment occurs similar to 2004 City of Kirkland Comprehensive Plan as well as incorporating a combination of commercial development already constructed and commercial development within development pipeline as of date of this DEIS.

PROPOSED ACTION ALTERNATIVE

- Area A redevelops with 1.8 million square feet of office and commercial use.
 - Building heights will increase from 3-5 stories to 4-8 stories.
 - Building setbacks will be reduced to 0 feet in certain locations along Central Way, 6th Street, and Peter Kirk Park.
 - Changes will be achieved through development of a new zoning district called the CBD 5A zone.
- Area B will redevelop consistent with requested PLA 5C zoning and requested zoning code amendment:
 - Redevelopment as 145,000 square feet of office use.
 - Maximum building heights will increase from 4 stories/40 feet to 6 stories/60 feet.
 - Zoning code amendment that reduces setbacks from existing low-density uses in PLA 5A zone.
 - Changes will be achieved through a Comprehensive Plan future land use designation amendment from High Density Residential to Office/Multi-family, and a rezone from PLA 5D to PLA 5C.
- Area C will redevelop consistent with requested PLA 5C zoning and requested zoning code amendment:
 - Redevelopment as 103,500 square feet of office use.
 - With proposed changes, maximum building heights will increase from 30 feet to 6 stories/60 feet.
 - Changes will be accomplished through an amendment to the Comprehensive Plan Future Land Use Map and a concurrent rezone from PLA 5B to PLA 5C, and a zoning text amendment that allows maximum building heights of 6 stories/60 feet for parcels under one acre in size.