



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, Senior Planner
Paul Stewart, AICP, Deputy Director
Eric Shields, AICP, Director

Date: March 5, 2015

Subject: MRM AMENDMENT REQUEST
FILE #ZON11-00006/SEP13-00554

RECOMMENDATION

Discuss potential Comprehensive Plan and Zoning Code amendments for the MRM amendment request and give staff direction.

BACKGROUND DISCUSSION

The City Council directed the Planning Commission and staff to study this proposed amendment to the Comprehensive Plan and Zoning Code for CBD 5 as part of the City's update to the Comprehensive Plan. The amendments would allow increased height and residential uses for the parcel at 434 Kirkland Way in the Moss Bay Neighborhood (see Attachment 1). The proposal is to amend the Comprehensive Plan and Zoning to increase height from the current 5 story (67 feet) maximum to 8 stories (100 feet) and to allow additional residential uses on the entire site. The existing zoning allows residential uses only: (1) On properties with frontage on Second Avenue; and (2) Within 170' of Peter Kirk Park provided that the gross floor area of the use does not exceed 12.5% of the total gross floor area for the subject property.

The property was originally the old Kirkland Hardware site, but the building is currently being used as offices. There are also office uses to the east of the site. Parkplace is to the north (see page 2 of this memo), Peter Kirk Park (Kirkland Performance Center and Teen Union Building) is to the west and there are multifamily residential and office uses to the south. The City Council has also directed the Planning Commission and staff to expand the study area to include the entire CBD 5 zone as shown in Attachment 1.

The building immediately to the east of the site (Emerald Building) is a four story building with a large appurtenance penthouse. Height for the Emerald Building was measured from an elevation of 75'. The highest point on the Emerald Building (at the top of the penthouse) is at elevation 143.67'. The top of the fourth story parapet is at elevation 129.67'. The parking lot in front of the existing building on the

MRM site is at an elevation of approximately 60' (Attachment 2). This elevation difference means that the MRM site is approximately 15' feet lower than its neighbor to the east.

The original private amendment request was made in 2011 and the Planning Commission recommended that the PAR be considered in 2012 if staff resources were available. At that time, the majority of the Planning Commissioners felt that there was merit in considering the proposal because of its proximity to Parkplace and the need for residential development that would occur with the increased number of employees resulting from the potential redevelopment of Parkplace. The Commission also discussed including all CBD 5 properties in the study of the PAR when it occurred. The City Council agreed with the Planning Commission's recommendation to consider the proposed PAR in 2012. However, there was not staff available to do the study in 2012 and so the project was moved to 2013.

At its February 28, 2013 meeting, the Planning Commission voted to recommend to the City Council that consideration of the MRM PAR be postponed so that the PAR could be included in the Comprehensive Plan update scheduled to begin in 2013. The Council made a decision at its March 19, 2013 meeting to complete work on the MRM PAR in 2013 and to expand the study area to include the entire CBD 5 zone as shown in Attachment 1. Beginning in April of 2013 the Planning Commission held several study sessions on the PAR and the CDB 5 study area. During those meetings the status of the Parkplace property to the north of the MRM site was discussed. The original developer, Touchstone, relinquished its interest in the property during this time period and the remaining owner, Prudential, was assessing whether to proceed with the project.

The Planning Commission held a public hearing on March 13, 2014 and continued the hearing to April 24, 2014. After the March 13th public hearing, the applicant requested that the City table the MRM PAR pending greater clarity as to what would be proposed for the Parkplace site (see Attachment 3). The Planning Commission discussed this option after taking further public comment at its April 24, 2014 hearing. The Commission then recommended to the Council that review of the MRM PAR be considered with the overall Comprehensive Plan update which is presently occurring. Attachment 4 is the Planning Commission's recommendation to the City Council. The City Council agreed with the Planning Commission's recommendation at its May 20, 2014 meeting.

Since that time, the Planning Commission has reviewed and tentatively approved changes to the Moss Bay Neighborhood Plan. Most proposed changes have been relatively minor. There have been changes to the Parkplace proposal, however, which include a reduction in office square footage of 550,000 square feet and additional residential development of up to 300 units.

As the Commission may recall, the City conducted a citywide analysis to determine whether there is sufficient capacity to accommodate the City's growth targets assigned in the King County Countywide Planning Policies. More than enough capacity is available to accommodate housing targets, but employment capacity is more constrained. The loss of expected employment on the Parkplace property will require the City to identify

more employment elsewhere, probably in Totem Lake. The same is true if employment capacity is reduced on the MRM site.

PARKPLACE

The Parkplace property to the north was rezoned in December of 2008 to allow for a 1.8 million square foot mixed use development with 1.2 million square feet of office, as well as retail, a hotel, and an athletic club. The allowed height was increased to a maximum of 8 stories (up to 115 feet) on parts of the site, with lower heights adjacent to Peter Kirk Park and Central Way. The height for the area directly north of the MRM site is maximum 8 stories (up to 115 feet), with the western 120' stepping down to a maximum of 4 stories (up to 60') adjacent to Peter Kirk Park (see Attachment 5).

The height for this portion of the Parkplace site is measured from elevation 53', which is approximately 7' lower than the MRM property (see attachment 6). The parking lot in front of the existing building on the MRM site is at elevation 60'. Therefore, if the 100' maximum height requested by the applicant is allowed, the building on the MRM site would be approximately 8' lower than the building allowed on the Parkplace site north of MRM.

The Parkplace property is now owned by KPP Development LLP and the owner has presented the City with a proposed project expected to have approximately 1,175,000 square feet which is significantly less than the original 1,750,000 square feet in the previously approved proposal. The following changes have recently been made to the zoning text for CBD 5A where Parkplace is located.

- The Zoning Code limit of 10% residential development of the total gross floor area of the Master Plan has been increased to a limit of 30%. Parkplace is expected to have approximately 300 residential units.
- There is now a 10% affordable housing requirement for allowed residential.
- The code requires that the gross floor area of retail and restaurant uses be equal to or greater than 25% of the gross floor area of office uses in the zone. The zoning code incentive to include a movie theater in the project has been increased. The code now states that a maximum of 20% of the required retail and restaurant square footage may be met by movie theater square footage. It previously only allowed for 10%.
- One bank drive through facility on the east side of the Parkplace site is now allowed.

The allowed building height of up to a maximum of 8 stories (up to 115 feet) on most of the site, with lower heights adjacent to Peter Kirk Park and Central Way was not changed.

ENVIRONMENTAL REVIEW

A determination of significance for MRM under the State Environmental Policy Act (SEPA) was issued on 4/18/13. The determination required that an Environmental Impact Statement (EIS) be prepared. The EIS is a supplement to the Planned Action EIS and Supplemental Planned Action EIS (SEIS) that were done for the Parkplace project.

The scope includes the following topics: Land Use Patterns; Relationship to Plans and Policies; Population, Housing, and Employment; Aesthetics; Transportation; Public Services; and Utilities. A report on fiscal and economic issues is also provided in an appendix to the SEIS. The Draft SEIS was issued on 10/17/13 and the Final SEIS was issued on February 13, 2014.

The no action alternative considered in the EIS for the Parkplace site estimated the amount that could be built on the site before it was rezoned as 838,700 square feet. Of that, 629,500 square feet was assumed to be office and 209,200 square feet was assumed to be retail, even though retail was not required. The no action alternative considered in the EIS for the MRM site was 249,312 square feet total, including 199,450 square feet of office and 49,862 square feet of retail.

In addition to the no action alternative, the SEIS evaluates six other alternatives in order to test a variety of outcomes and provide comprehensive information about the environmental effects of the proposal. These alternatives include both office and residential use for the MRM-site, all of CBD 5, and an off-site location, as well as different building heights. In all alternatives, ground floor retail is assumed with either office or residential uses on upper stories. The alternatives are described in greater detail in Chapters 1 and 2 of the Draft SEIS. A summary of the Draft SEIS was presented at the October 24, 2013 Planning Commission meeting. The PowerPoint presentation from that meeting, along with the Draft and Final SEIS, is available on the MRM website at the following link.

http://www.kirklandwa.gov/depart/planning/Code_Updates/Projects/MRM.htm

A summary of impacts and mitigation measures is included in the Final SEIS (beginning on page 1-4).

Major Impacts of the Alternatives per the SEIS for MRM

Land Use Patterns

- All alternatives could intensify development with either mixed use residential/retail or mixed use office/retail.
- Residential alternatives would not significantly reduce overall job capacity in the CBD or the City as a whole.
- Parkplace will remain the primary job center in the CBD regardless of whether a residential or office alternative is selected.
- The overall land use pattern of the CBD would not change significantly or adversely with any of the alternatives.

Relationship to Plans and Policies

- All alternatives whether office or residential development are consistent with the Growth Management Act, Vision 2040, and Countywide Planning Policies.
- The EIS identifies significant policy inconsistencies in the Comprehensive Plan if the MRM proposal is adopted. These inconsistencies include displacement of

existing commercial uses by residential development and increased heights over the limits defined in the Moss Bay Neighborhood Plan. The request is to amend the Comprehensive Plan and Zoning Code to resolve these inconsistencies with current policies and zoning.

- Inconsistencies can be addressed by modification of the alternatives; amendments to the Comprehensive Plan policies and/or Zoning Code provisions; by not taking action; or by denying the PAR.
- No impacts are considered unavoidable because mitigation measures are available.

Population, Housing, and Employment

- Office alternatives would add job capacity for the Moss Bay Neighborhood. However, Parkplace will continue to be the largest employment location in the neighborhood and most of the City's future job growth would still occur in Totem Center which is the City's designated Urban Center.
- There would be minimal job loss or gain in the residential alternatives (due to the ground floor retail/service jobs), and greater job additions in the office alternatives.

Aesthetics

- Building heights and lot coverage would increase under all alternatives.
- Development under all alternatives would be more visually prominent and would create a more intensive visual character along street frontages and property boundaries.
- Existing or new design standards would be applied for all alternatives to minimize conflicts of scale and ensure that new development is pedestrian friendly and sensitive to the streetscape and surrounding development.

Transportation

- Traffic congestion, as measured by volume-to-capacity (V/C) ratios, would increase only marginally when comparing all alternatives to the No Action.
- Residential traffic impacts are generally lower than for offices. However, the differences are not significant.
- All intersections in the CBD would meet adopted Level of Service standards.
- All alternatives, including the No Action alternative would exceed the V/C threshold average for the Northwest Subarea (Totem Lake neighborhood west of I-405) by 0.02. Mitigation measures have been identified and if implemented, no significant adverse impacts would occur.
- No additional significant adverse transportation impacts are identified for any of the alternatives.

Public Services

- Demand for police, fire protection and emergency medical services would increase under all alternatives.

- An increased demand for parks and recreational facilities, as well as schools, would occur in response to population growth associated with the residential development alternatives.
- No significant unavoidable adverse impacts to public services are anticipated with implementation of identified mitigation measures.

Utilities

- All alternatives would generate additional demand for water and sewer services. All alternatives would require upgrades to water and sewer infrastructure in the study area to correct existing system deficiencies and respond to additional demand.
- No significant unavoidable adverse impacts to utilities would occur if upgrades are required.

FISCAL AND ECONOMIC ISSUES

A report on fiscal and economic issues is also provided in an appendix to the SEIS. Fiscal and economic issues are not SEPA elements of the environment and are, therefore, not required to be addressed in an EIS. The report analyzes these two types of impacts to help give a better understanding of the full range of potential impacts for the various alternatives.

- Economic Impacts: Possible effects on economic activity, such as employment and spending, of different land use mixes evaluated in the SEIS alternatives.
- Fiscal Impacts: Possible effects of different land use alternatives on the City's tax revenues and costs of providing public services.

The appendix primarily compares the MRM site's current development potential with its development potential under the proposed zoning amendments. This is analyzed in various ways, but the conclusion shows that, although the fiscal impacts of office and residential uses are somewhat different, there is not a clear advantage for either use.

Under both alternatives, fiscal impacts are estimated to be negligible.

POTENTIAL AMENDMENTS

The variety of possibilities for rezone of the CBD 5 area can be divided into the two main topics outlined below and they can be treated together or separately.

- Whether to allow residential use; and
- Whether to allow additional height.

Comprehensive Plan amendments will also be necessary, depending upon what Zoning Code amendments are recommended.

Zoning Code Amendments:

Existing zoning (Uses): Office; Restaurant or Tavern; Entertainment, Cultural and/or Cultural Recreational Facility; Hotel or Motel; Retail; Church; School or Daycare; Public Utility, Government Facility, or Community Facility; Park; Assisted Living (in specific areas); and multifamily residential (in specific areas). Retail on the ground floor is not required.

Existing Zoning only allows assisted living or multifamily residential in the following locations:

- On properties with frontage on Second Avenue
- Within 170 feet of Peter Kirk Park provided that the gross floor area of this use does not exceed 12.5% of the total gross floor area for the subject property.

Potential Residential Use Options (office would still be allowed in all these options):

1. Maintain existing zoning which allows residential uses only: (1) On properties with frontage on Second Avenue; and (2) Within 170' of Peter Kirk Park provided that the gross floor area of the use does not exceed 12.5% of the total gross floor area for the subject property.
2. Allow additional residential uses at MRM site only with ground floor retail required.
3. Allow additional residential uses throughout CBD 5 zone, potentially with ground floor retail required.
4. Allow up to 30% of the floor area to be residential only on the MRM site to be consistent with the Parkplace recent change.
5. Allow up to 30% of the floor area to be residential throughout CBD 5 zone to be consistent with the Parkplace recent change.

Existing zoning (Height): 67' above average building elevation (ABE) - This allows for five stories of office (assuming 13'/floor) with the potential for 4 stories of office and retail on the ground floor (15'), although retail is not required. Other requirements include:

- No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the frontage of the subject property on Kirkland Way may exceed the following:
 - Within 20' of Kirkland Way, 2 stories;
 - Within 40' of Kirkland Way, 4 stories;
 - Within 50' of Kirkland Way, 5 stories.
- No portion of a structure within 100 feet of Peter Kirk Park shall exceed three stories above average building elevation.

Potential Height Options:

1. Maintain existing zoning: 67' above ABE.

2. Increase height for MRM site only (assuming 10'/residential floor; 13'/office floor; and 15'/retail floor):
 - 100 feet above ABE, maximum 8 stories (require retail on the ground floor). This option allows for:
 - a. Total 8 stories or 85' above ABE = 7 stories of residential above ground floor retail;
 - b. Total 7 stories or 93' above ABE = 6 stories of office above ground floor retail.
 - 85 feet above ABE, maximum 8 stories (require retail on the ground floor). This option allows for:
 - a. Total 8 stories or 85' above ABE = 7 stories of residential above ground floor retail;
 - b. Total 6 stories or 80' above ABE = 5 stories of office above ground floor retail.
 - 75 feet above ABE, maximum 6 stories (require retail on the ground floor). This option allows for:
 - a. Total 7 stories or 75' above ABE = 6 stories of residential above ground floor retail;
 - b. Total 5 stories or 67' above ABE = 4 stories of office above ground floor retail.
3. Increased height throughout CBD 5 zone (see options above).
4. In order to give an incentive for office development, the following could be allowed for the MRM site only or for the entire CBD 5 zone:
 - a. 67' above ABE for residential (no height increase) = 5 stories of residential above required ground floor retail; and
 - b. 80' above ABE for office = 5 stories of office above required ground floor retail.
5. Allow less height for the eastern portion of the CBD 5 zone, because of the increase in elevation going east on Kirkland Way. The southeast corner (6th Street and Kirkland Way) of the CBD 5 is nearly 50' higher than the MRM site.

Mitigations

If residential uses or additional height are allowed on the MRM site or for all of CBD 5, the following mitigations and public benefits could be required:

- Design Review - **already required, additional design guidelines could be added for this specific site.**

- Upper story setbacks along Kirkland Way and reduced building heights near Peter Kirk Park - **already required, should be continued.**
- Enhanced access and transition to the adjacent Kirkland Performance Center and Community Center - **Not required now, could be required for MRM site if additional residential use or additional height are allowed.**
- Limit floor area ratios - **Floor area ratios are not limited now, but could be limited for additional residential uses or additional height.**
- Require that the project be built to environmentally responsible standards (LEED silver or a comparable standard). **Not required now, could be required for additional residential use or additional height.**
- Require an open public plaza that relates to the CBD and Peter Kirk Park - **Not required now, could be required for additional residential use or additional height.**
- Require public art with a minimum specified value (for example, at least \$10,000) to be included on the site in a location available to the public- **Not required now, could be required for additional residential use or additional height.**
- Require retail uses on the ground floor (currently retail is an allowed, but not required use). In addition, a minimum floor area (for example 9,000 square feet for one retail use) could be required - **Not required now, could be required for additional residential use or additional height.**
- Require 10% to be affordable housing as defined in Chapter 5 of the Zoning Code - **Not required now, would be required for additional residential use and height.**

PROS and CONS

As noted in the EIS, there are not significant differences in the environmental impacts of either allowing residential use or increasing the allowable height. The question is primarily a policy choice about what is best for the downtown and City as a whole. To help in considering the tradeoff in the choices, the following list summarizes the Pros and Cons of the proposed amendments.

Pros:

Residential:

- This is an opportunity to require retail or other public amenities on the ground floor that aren't required under current zoning.
- Housing is doing well in the current market so redevelopment would occur sooner. The office market is more of an unknown.
- This is an opportunity to get additional affordable housing in the downtown. It is not required anywhere else in the CBD except at the Parkplace site.
- The zoning for the Parkplace site already provides for a large amount of office in the area.
- Given limited transit capacity and proposed service cuts, housing next to office development would support the goal of a live/work walkable downtown.

Additional Height:

- The building heights proposed are generally consistent with (actually lower than) approved for the adjacent Parkplace property.
- Additional building height can be leveraged to get greater public benefits on the site as noted above.
- Additional height would allow for a greater intensity of development in a location that is well served by transit.

Cons:

Residential:

- Will lose the opportunity for office on the site. If all of CBD 5 is rezoned, will potentially lose office on other sites in the future.
- This could set a precedent for other residential development where office is desired.

Additional Height:

- Bigger/taller buildings will alter character of CBD5 and could be perceived as having an adverse impact on community character.
- View blockage of properties located to the east of the MRM site will occur.

POLICY DISCUSSION

The fundamental questions with this PAR are whether an increase in allowable height or the allowance of residential use throughout CBD 5 or just on the MRM site are in the best interests of the downtown and City. Two general City policies should be considered. One is the designation of the downtown as an "Activity Area" where higher densities should be concentrated (although not to the degree of Totem Lake which is a designated Urban Center). The other general policy is the desire for a mix of residential, office and retail uses in the downtown. In reaction to predominance of residential uses developing in the downtown since the mid-1990s, regulations for CBD 5 and CBD 5A were amended a number of years ago to greatly limit residential uses there and preserve the area for nonresidential development.

Both policy issues are influenced by the Parkplace redevelopment project. Parkplace is approved with eight story buildings and 650,000 square feet of office floor area, as well as 225,000 square feet of retail/commercial and 300,000 square feet of residential (approximately 300 units). As noted in the EIS, the Parkplace buildings will be taller than those proposed on the MRM site

Height. The increased height for Parkplace was granted for three basic reasons: CBD 5 was considered a good place for increased density; office use was desired to help balance the mix of what has been predominantly residential development in the downtown over the past twenty years; and two major public benefits were provided: public open space and substantial retail uses. The MRM site is similarly situated to justify

increased density and the property owner has offered similar public benefits. Those facts speak favorably to the proposed increased height on the MRM site, particularly since the height would step down from the approved eight story office buildings on the adjacent portion of the Parkplace project. However, it is worth discussing whether the degree of step-down is sufficient. Although height will continue to step down toward Kirkland Way in accordance with existing regulations, the maximum requested height of 100 feet on the MRM site may not provide sufficient differentiation from Parkplace. If more of a differentiation is required, lower heights, such as discussed above, could be approved for the MRM site.

Office vs. Residential Use. The policy of seeking a mix of residential and office uses downtown is a good one and staff does not recommend abandoning it. Furthermore, preserving most of CBD 5 and CBD 5A for office uses is generally a good way to achieve that objective, provided that the zoning doesn't overly restrict residential if there is limited office demand. This begs the question of what is the appropriate amount of office space. The approved Parkplace plan will have approximately 650,000 square feet of office space.

In light of the above discussion, the following questions should be considered by the Planning Commission:

1. Is there enough office space planned for the Parkplace site to open up the MRM property for additional residential use?
2. Does a height incentive for office, while still allowing residential make sense?
3. Will office use actually be developed here or does the market dictate residential?
4. Does the increased height fit with its surroundings?
5. Does the proposed height provide an adequate step-down from Parkplace to Kirkland Way?
6. Are the proposed public benefits and mitigations adequate to justify additional height and/or allowance of residential use?

Public Comment

Public comment received on this project when it was considered in 2013 and 2014 is included near the top of the MRM webpage at the following link:

http://www.kirklandwa.gov/depart/planning/Code_Updates/Projects/MRM.htm

A comment email recently received is included as Attachment 7 to this memo.

Next Steps

- April 2015 - Planning Commission will give staff direction and continue review at an April Planning Commission meeting
- May 19 – City Council Briefing on MRM
- June 25 – Hearing on MRM
- October 20 – Council Study Session
- November 17 – Council final adoption

Attachments:

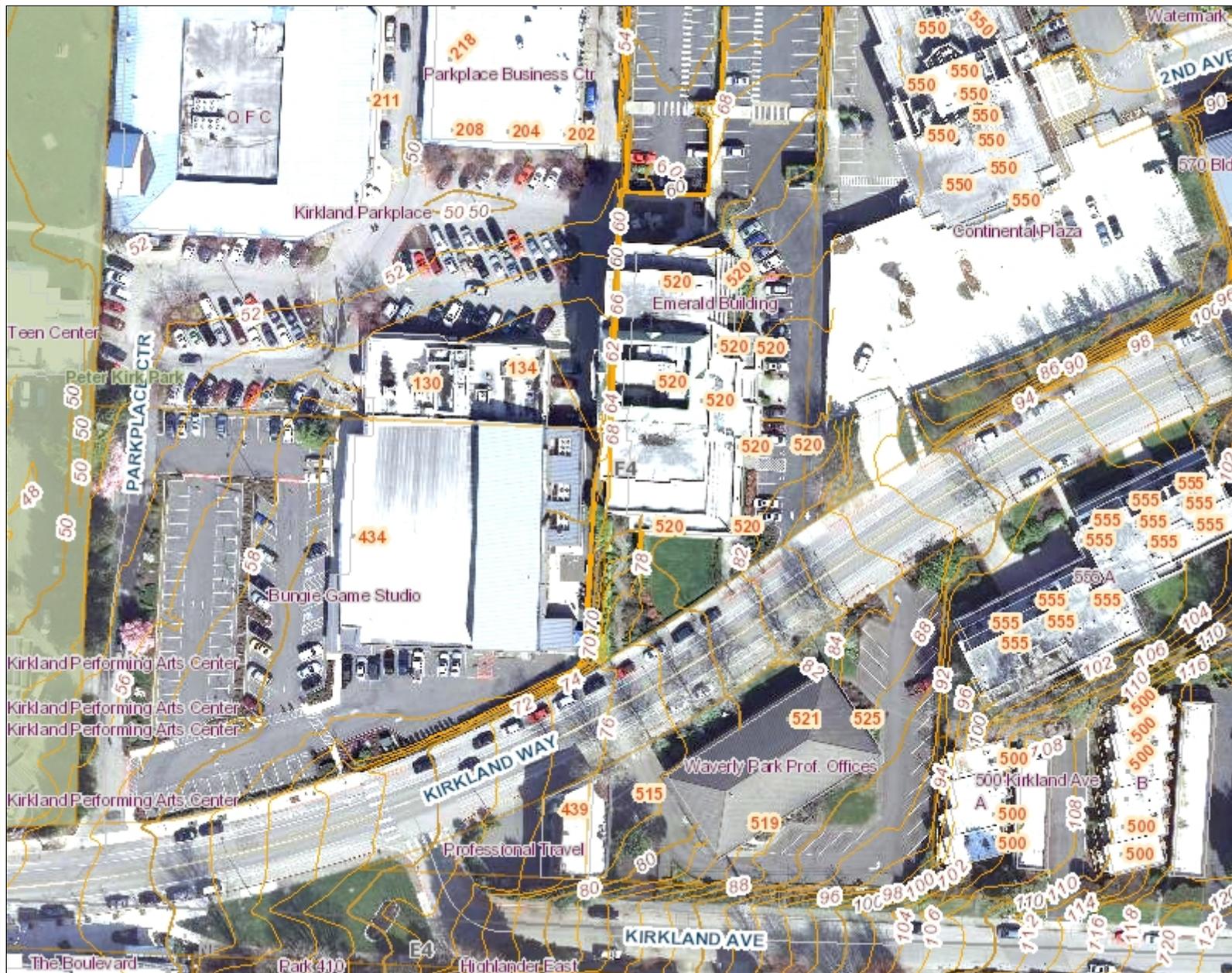
1. Site/study area map
2. Topography map
3. Letter from Joe Razore
4. Planning Commission recommendation to City Council
5. Zoning Code Plate 6
6. Zoning Code Plate 7
7. Email from Margaret Bull

cc: File ZON11-00006
Joe Razore, applicant
Brian Brand, AIA
Moss Bay Neighborhood Association
KAN
Ken Davidson
Brent Carson, Attorney for Davidson, Serles and Associates



GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology

Attachment 2



Legend

- Contours 10F
- Contours 2F
- Address
- City Limits
- Grid
- QQ Grid
- Railroad
- Streets
- Parcels
- ComPlace Names
- Buildings
- Parks
- Schools
- z_Image09
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1 : 1,131

Attachment 2

0.0 0 0.02 0.04 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
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No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Topography map



April 15, 2014

Kirkland Planning Commission
123 Fifth Avenue
Kirkland, WA 98033

Re: MRM Private Amendment Request (PAR)

Dear Commissioners:

Thank you for your consideration of the MRM Private Amendment Request (PAR). As you know, the PAR includes two separate proposals. The first is to increase allowed height on the MRM property to eight stories, from the currently allowed five. The second is to add residential as an allowed primary use, in addition to the currently allowed office, on the property.

At the last Planning Commission meeting, it became clear that the lack of definition of the potentially new proposal for Parkplace rendered it difficult for the Planning Commission to review the MRM PAR with an adequate level of certainty as to how approval of the PAR would affect development in CBD 5 as a whole.

In that light, MRM respectfully asks the Planning Commission to recommend tabling of the MRM PAR, pending the development of greater clarity as to what will be proposed for the Parkplace site. Once that greater clarity is achieved, it will be possible for the Planning Commission to evaluate the MRM proposal with a greater sense of confidence.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "JR", with a horizontal line extending to the right.

Joe Razore



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
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MEMORANDUM

Date: May 8, 2014
To: Kirkland City Council
From: Jon Pascal, Chair, Kirkland Planning Commission
Subject: Recommendation on MRM Private Amendment Request (PAR)
(File No. ZON11-00006)

Recommendation

Defer consideration of the MRM PAR to the Comprehensive Plan update.

Background

The MRM PAR has been in process since mid-2013, with much of that time devoted to the preparation of an environmental impact statement that is available at the following link:

http://www.kirklandwa.gov/depart/planning/Code_Updates/Projects/MRM.htm

The MRM project was discussed at the following Planning Commission meetings: 4/24/2014, 3/13/2014, 2/27/2014, 11/14/2013, 10/24/2013, 4/25/2013 and 2/28/2013. Meeting packets and information for these Planning Commission meetings when the MRM project was discussed can be accessed at: http://www.kirklandwa.gov/depart/planning/Planning_Commission.htm

Minutes and audio recordings from the meetings are available at:

http://www.kirklandwa.gov/depart/planning/Boards_and_Commissions/Planning_Commission/PCMeetingArchive.htm

The Planning Commission received considerable public comment through e-mail and letters. The majority of the comments that were against the proposal were concerned with the additional height requested. Those in favor of the proposal supported both the height and residential uses. These comment letters and emails can be seen at the following link under "*Public Comment on the MRM PAR*" near the top of the page:

http://www.kirklandwa.gov/depart/planning/Code_Updates/Projects/MRM.htm

The Planning Commission held a public hearing on the MRM PAR on March 13, 2014. The Commission expressed considerable concern about changing the use from primarily office to primarily residential. The uncertain future of the Parkplace redevelopment project was a factor. Subsequently, the applicant requested that the Commission recommend tabling the MRM PAR pending greater clarity as to what will be proposed for the Parkplace site.

PC Transmittal Memo to CC for MRM PAR

May 8, 2014

Page **2** of **2**

The Planning Commission discussed this option after taking further public comment at the April 24, 2014 hearing. After considerable deliberation, the Commission decided to recommend deferral of the MRM PAR and that it be considered with the overall Comprehensive Plan update which is presently occurring. This will give staff and the Planning Commission a chance to learn more about the future of the Parkplace project and to consider the proposal in relationship to these properties, the downtown area, and the overall Comprehensive Plan. The applicant stated at the Planning Commission hearing on April 24th that he would withdraw his PAR application if the Council agreed to consider the proposal as part of the Comprehensive Plan update, rather than as an individual PAR.

This current recommendation is consistent with the one made by the Planning Commission to the City Council in February, 2013, when postponement of consideration of the MRM PAR was recommended so that the request could be included in the Comprehensive Plan update.

Plate 6 CBD 5A Maximum Building Heights [SHARE](#) [f](#) [t](#) [e](#) ...

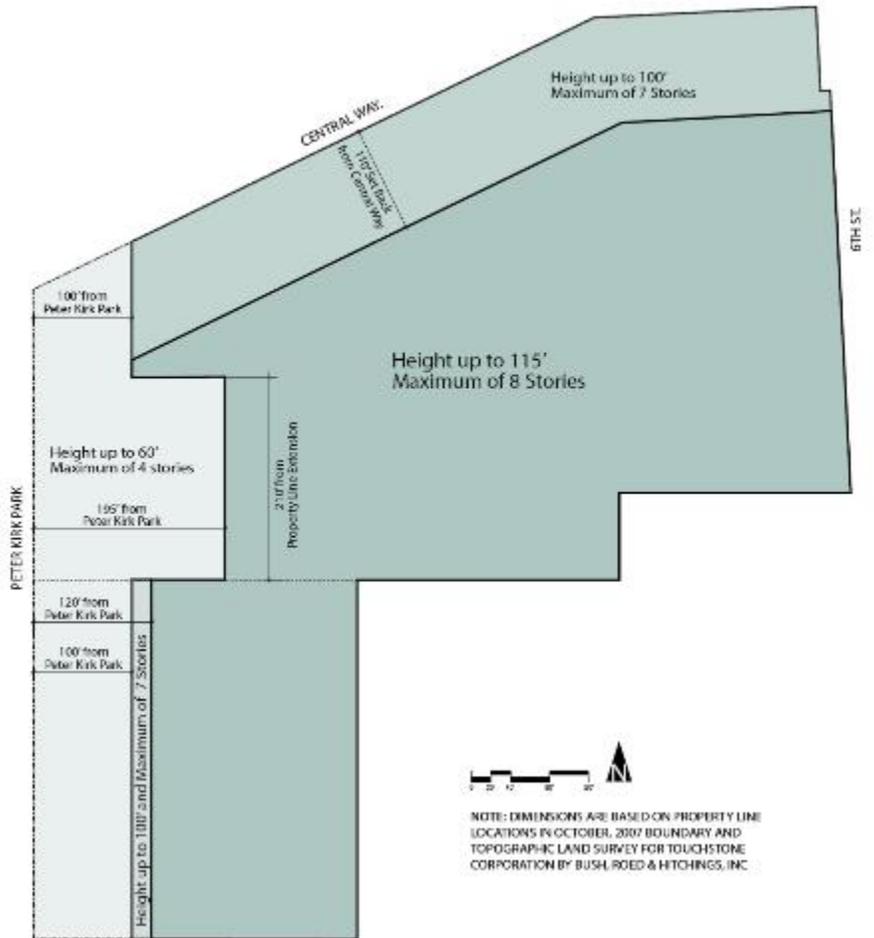
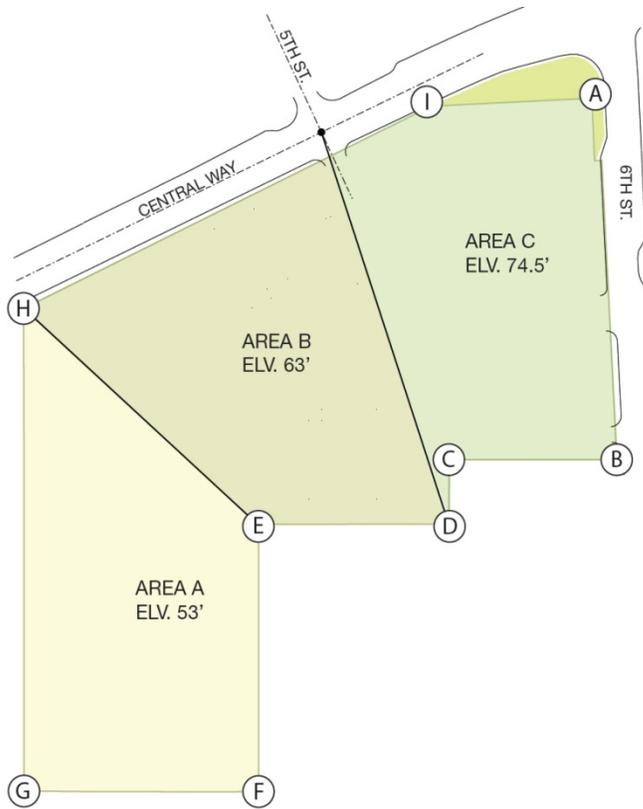


Plate 7 CBD 5A Maximum Building Heights and Stories Measurement Points

[SHARE](#) [f](#) [t](#) [e](#) ...



Building Height & Number of Stories: Measurement Points

GENERAL NOTES:

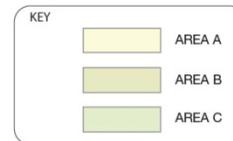
1. Where a minimum of 75% of the Gross Floor Area of a building is located in area "A", the Building Measuring Point will be elevation 53.0 feet above sea level
2. Where a minimum of 75% of the Gross Floor Area of a building is located in area "B", the Building Measuring Point will be elevation 63.0 feet above sea level
3. Where a minimum of 75% of the Gross Floor Area of a building is located in area "C", the Building Measuring Point will be elevation 74.5 feet above sea level

Area A: That portion of property area that lies west and south of a line between Property Corner H and Property Corner E.

Area B: That portion of property area that lies east of a line between Property Corner H and Property Corner E and west of a line from the centerline of the intersection of 5th Street and Central Way and property corner D.

Area C: That portion of property area that lies east of a line from the centerline of the intersection of 5th Street and Central Way and property corner D and west of 6th Street

note: Based on the Boundary and Topographic Survey for Park Place Center by Bush, Roed & Hitchings, INC., dated October 2007



Angela Ruggeri

From: Angela Ruggeri
Sent: Monday, March 02, 2015 2:11 PM
To: Planning Commissioners
Subject: FW: MRM development

Comments from Margaret Bull on the MRM proposal.

From: Margaret Bull [mailto:wisteriouswoman@gmail.com]
Sent: Monday, March 02, 2015 1:03 PM
To: Angela Ruggeri
Subject: RE: MRM development

Hi Angela,

Please do pass my comments on since I'm not planning on going to the meeting.

Even though this isn't directly related to MRM I want to follow up on one of my comments. Just for a point of reference—it takes me 4 minutes on the 255 to get to the library during the day and 24 minutes to Evergreen during the day or at least 30 minutes at 5:30. That is why I pointed out that planning medical offices in downtown should be part of the car-free model. There is nothing to do around the medical offices in Totem Lake when waiting for a bus. People will need to own cars and have a place to park them even if they take the bus to work so they can go to medical appointments. Unless medical offices are conveniently located in downtown where office workers can go at lunch, teenagers can go from the transit center after school, and local residents can stop in after work.

In addition to that I want to mention that suddenly there are more cars parked on both sides of NE 62nd, 9th Ave, Kirkland Ave, Kirkland Way and 6th street because Metro has cancelled buses and people can't get into Seattle easily without taking the 255. This means there is less street parking for other people whether it is business owners, employees of local businesses, shoppers, visitors to local single family homes or apartments and residents who do not have enough parking in their home garage or apartment garage. It is important to take this into consideration when discussing parking regulation at the new MRM development and other development that maybe planned in Kirkland. Any business or home that is near the 255 bus line may have commuters taking up available street parking. Many people do not want to park at the South Kirkland Park and Ride garage because the bus might be too full when it gets there and they can't get on or if they do get on they may have to stand. If they ride their bike to South Kirkland Park and Ride on the trail they may find that the bus bike rack is already full.

If I don't go to the meeting I can always watch it online now since you show the PowerPoint. All the slides are shown online, right? Otherwise I'll have to look at the packet.

Best Regards,

Margaret Bull

From: Angela Ruggeri [<mailto:ARuggeri@kirklandwa.gov>]
Sent: Monday, March 02, 2015 11:39 AM
To: 'Margaret Bull'
Subject: RE: MRM development

Hi Margaret,

Thanks for your comments. Would you like me to pass them on to the Planning Commission?

Also, the public can speak at the beginning of the study session as always.

Angela

From: Margaret Bull [<mailto:wisteriouswoman@gmail.com>]
Sent: Friday, February 27, 2015 4:30 PM
To: Angela Ruggeri
Subject: RE: MRM development

Angela,

The study session means that the public is not invited to speak, is that right?

At this point, seeing what happened at Parkplace, my suggestion for a compromise is to let MRM have the residential with bottom floor retail but only allow 5 stories. Obviously the Planning Commission believes we need more housing rather than office to make the downtown vibrant. I count floors when I go into Redmond and see what is being built there. So far, most of the new buildings are around 5 stories. Whether it is residential or office doesn't really matter to me because I will probably never go into the building either way. If it is offices, I'd like to see medical offices. People living car-free need to be able to find medical services close by. I'd rather take the bus to downtown Kirkland to go to the doctor or dentist than all the way up to Evergreen. If my appointment runs over, at least I could go to the library and wait for the next bus.

It is really important to me that Kirkland Ave stay pedestrian friendly and doesn't feel like a canyon. I don't think anything built close to the street should be over 5 stories. I'd like to see a drug store at that location—it would be easily accessible for pedestrians and locals. I strongly feel that we were lead to believe that the Parkplace project was a one-off and no other exceptions to the 5 story zoning rule would be allowed. I've given my opinion on the MRM development in the past but this is where I stand at the moment.

Best Regards,