CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

To: Planning Commission

From: Angela Ruggeri, AICP, Senior Planner
Paul Stewart, AICP, Deputy Director
Eric Shields, AICP, Director

Date: March 7, 2014

Subject: MRM PRIVATE AMENDMENT REQUEST (PAR)
FILE # ZON11-00006/SEP13-00554

RECOMMENDATION

Take public comment on the MRM PAR and make a recommendation to the City Council on amendments including:

- Whether to allow residential on entire MRM site or throughout CBD 5.
- Whether to allow additional height on MRM site or throughout CBD 5. If additional height is allowed, how much?
- If residential use and/or additional height are allowed, determine what public benefits or mitigations should be required.
- Determine whether the Planning Commission would like to review and approve the specific plan and code changes consistent with your determinations about use, height and requirements.

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. The PAR 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 residential uses on the entire site (in addition to other permitted uses). 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 previously the old Kirkland Hardware site, but the building is currently being used as offices. Parkplace is to the north, Peter Kirk Park (Kirkland Performance Center and Teen Union Building) is to the west, and there are offices to the east and multifamily residential and office uses to the south. The City Council 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 5 stories. The fifth story contains mechanical equipment and is not an entire floor. Height for the Emerald Building was measured from an elevation of 75'. The highest point on the Emerald Building is at elevation 143.67. The parking lot in front of the existing building on the MRM site is at an elevation of 58'. The lawn area adjacent to Kirkland Way which is on the south side of the Emerald Building ranges from elevation 70' to 82' (see Attachment 2).

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 and will be measured from elevation 53'), with the western 120' stepping down to a maximum of 4 stories (up to 60') adjacent to Peter Kirk Park (see attachment 3). Residential is allowed for up to 10% of the gross floor area of the Master Plan for the site, but no residential use was included in the approved Parkplace redevelopment project.

The proposed Parkplace project is presently on hold as the original developer, Touchstone, has sold its interest in the project. The remaining owner, Prudential, is assessing whether to proceed with the project. In the meantime, the existing Comprehensive Plan and zoning allowing for a 1.8 million square foot development up to 115 feet high is in place.

The no action alternative considered in the EIS for Parkplace site (in other words, the estimated amount that could be built on the site before it was rezoned) was: 629,500 square feet of office and 209,200 square feet of retail or a total of 838,700 square feet. However, retail is not required on the ground floor in CBD 5 and so was not required for Parkplace before the rezone. The no action alternative considered in the EIS for the MRM site was 199,450 square feet of office and 49,862 square feet of retail or 249, 312 square feet total. If the no action figures for MRM and Parkplace are combined, they equal 828,950 square feet of office and 259,062 of retail or a total of 1,088,012 square feet overall. The office total for both sites is 371,050 square feet less than the overall office planned for the Parkplace site.

	No-Action MRM	No-Action Parkplace	Total No-Action MRM + Parkplace	New Zoning for Parkplace	Difference: New Zoning for Parkplace minus Total No-Action
Office	199,450 sf	629,500 sf	828,950 sf	1,200,000 sf	371,050 sf
Retail/other uses	49,862 sf	209,200 sf	259,062 sf	600,000 sf	340,938 sf
Total	249,312 sf	838,700 sf	1,088,012 sf	1,800,000 sf	711,988 sf

The EIS no action alternative for Parkplace estimated 2936 jobs. The EIS no action alternative for MRM estimated 898 jobs, for a combined total of 3834 for the two sites under the CBD 5 zoning. The job figure for Parkplace increased to 5986 jobs under the revised Parkplace zoning. The difference between the estimated number of Parkplace jobs under the new zoning which is now in place (5986) and the total jobs for both the MRM site and the Parkplace site under the CBD 5 zoning (3834) is approximately 2150 jobs.

	No-Action MRM	No-Action Parkplace	Total No-Action MRM plus Parkplace	New Zoning for Parkplace	Difference: New Zoning for Parkplace minus Total No-Action
# of Jobs	898	2936	3834	5986	2152

ENVIRONMENTAL REVIEW

A determination of significance under the State Environmental Policy Act (SEPA) was issued on 4/18/13. The determination required that a Supplemental Environmental Impact Statement (SEIS) be prepared for the MRM PAR. The MRM SEIS 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 MRM SEIS. The MRM Draft SEIS was issued on 10/17/13 and the MRM Final SEIS was issued on February 13, 2014.

In addition to the no action alternative, the MRM SEIS evaluates six other alternatives in order to test a variety of outcomes and provide comprehensive information about the environmental effects of the proposed PAR. 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 MRM Draft SEIS. A summary of the MRM Draft SEIS was presented at the October 24, 2013 Planning Commission meeting. The PowerPoint presentation from that meeting, along with the MRM Draft and MRM Final SEIS, is available on the MRM website at the following link.
http://www.kirklandwa.gov/depart/planning/Code_Updates/PAR/MRM.htm
Paper copies of the MRM Draft and MRM Final SEIS are also available at the Planning Counter at City Hall and at the Kirkland Library. The SEPA Responsible Official & the Planning Commission held a public meeting to receive public comment on the MRM Draft SEIS and to discuss proposed amendments on November 14, 2013. A summary of impacts and mitigation measures is included in the MRM Final SEIS (beginning on page 1-4).

POTENTIAL AMENDMENTS

Staff is assuming changes to the subject property only. We have not received any requests relating to additional residential allowance or additional height for the remainder of the CBD 5 zone. Residential is already allowed along 6th Street per the existing code.

Increased height throughout the CBD 5 zone would be impacted by the change in elevation going east on Kirkland Way. The southeast corner (6th Street and Kirkland Way) of the CBD 5 zone is nearly 50' higher than the MRM site.

The following is a list of potential amendments if changes were made to allow additional residential and height on the MRM site.

Comprehensive Plan Amendments:

The MRM SEIS suggested that if the zoning is changed to allow more residential, the descriptive text for the following two citywide policies will need to be clarified to acknowledge that residential mixed use is already allowed throughout the Central Business District. The clarification should explain that the City determines the appropriate amount of residential use in the various commercial districts throughout the City.

Policy LU-3.2: Encourage residential development within commercial areas.

Residential development which is incorporated into commercial areas can provide benefits for businesses and residents alike. Housing within commercial areas provides the opportunity for people to live close to shops, services, and places of employment. Conversely, residents living within commercial areas create a localized market for nearby goods and services, provide increased security, and help to create a "sense of community" for those districts.

Residential development within commercial areas should be compatible with and complementary to business activity. Residential use should not displace existing or potential commercial use.

Policy LU – 5.2: Maintain and strengthen existing commercial areas by focusing economic development within them and establishing development guidelines.

The intent of this policy is that future economic development be concentrated in existing commercial areas. This concentration can help to maintain and strengthen these areas and also promote orderly and efficient growth that minimizes impacts and service expansion costs. Concentration also allows businesses to benefit from proximity to each other.

Intensification, rather than expansion of the boundaries of existing commercial areas into surrounding residential neighborhoods, is desirable. Infilling is preferred,

particularly when it would create a denser pattern of development that is focused less on the private automobile and more on the opportunities, especially in commercial areas where the community vision has changed over time.

The text of the Moss Bay Neighborhood Plan limits building heights in Design District 5 (CBD 5 zoning) to between 3 and 5 stories and discusses uses in the East Core Frame section. If additional height and residential are allowed, the following sections of the plan would need to be amended.

East Core Frame - Discussion of limited residential use in Comprehensive Plan below:

EAST CORE FRAME

Development in the East Core Frame should be in large, intensively developed mixed-use projects.
The East Core Frame is located east of Peter Kirk Park, extending from Kirkland Way northerly to 7th Avenue. The area includes the Kirkland Parkplace shopping center as well as several large office buildings and large residential complexes. South of Central Way, the area is largely commercial and provides significant opportunities for redevelopment. Because this area provides the best opportunities in the Downtown for creating a strong employment base, redevelopment for office use should be emphasized. Within the Parkplace Center site, however, retail uses should be a significant component of a mixed-use complex. Limited residential use should be allowed as a complementary use. The north side of Central Way, within the East Core Frame, has been redeveloped to nearly its full potential with high density residential uses.

Downtown Height and Design Districts – Map (see Attachment 4) and narrative for Design District 5 would need to be amended. The narrative is included below.

DESIGN DISTRICT 5

Building heights of two to five stories are appropriate in Design District 5.

This district lies at the east side of Downtown between Design District 5A and Kirkland Way. Maximum building height should be between three and five stories. The existing mix of building heights and arrangement of structures within the district preserves a sense of openness within the district and around the perimeter. Placement, size, and orientation of new structures in this district should be carefully considered to preserve this sense of openness. 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. Portions of buildings facing 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. Buildings fronting Peter Kirk Park and the

Performance Center should be well modulated, both vertically and horizontally, to ease the transition to this important public space. Buildings should not turn their backs onto the park with service access or blank walls. Landscaping and pedestrian linkages should be used to create an effective transition. Design considerations related to vehicular and pedestrian access, landscaping, and open space are particularly important in this area. Within the district, a north-south vehicular access between Central Way and Kirkland Way should be preserved and enhanced with pedestrian improvements.

Zoning Code Amendments:

This section compares the existing zoning for CBD 5 (see Attachment 5) with the proposed zoning for the MRM site.

PERMITTED USES:

Existing zoning**:** 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).

Existing Zoning only allows assisted living and 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.

Proposed amendments:

- Eliminate the 12.5% limitation on residential and assisted living uses on the MRM site.
- Require retail uses on the ground floor for residential and office buildings that are higher than the existing height limit of 67' above average building elevation.
- Require 10% of residential to be affordable housing as defined in Chapter 5 of the Zoning Code (shown below).

5.10.023 Affordable Housing Unit

1. An owner-occupied dwelling unit reserved for occupancy by eligible households and affordable to households whose household annual income does not exceed the following percent of the King County median household income, adjusted for household size, as determined by the United States Department of Housing and Urban Development (HUD), and no more than 30 percent of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues):

a. Eighty percent in zoning districts where additional building height is allowed in exchange for the creation of affordable housing units; or

b. One hundred percent in zoning districts where additional dwelling units are allowed in exchange for the creation of affordable housing units.

2. A renter-occupied dwelling unit reserved for occupancy by eligible households and affordable to households whose household annual income does not exceed 50 percent of the King County median household income, adjusted for household size, as determined by HUD, and no more than 30 percent of the monthly household income is paid for monthly housing expenses (rent and an appropriate utility allowance).

In the event that HUD no longer publishes median income figures for King County, the City may use any other method for determining the King County median income, adjusted for household size.

PERMITTED HEIGHT:

Existing zoning: 67' above average building elevation - This allows for 5 stories of office (assuming 13'/floor). 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.

Proposed amendments:
Increased height for MRM site only:

- 100 feet above average building elevation, maximum 8 stories. This allows for:
  - 7 stories of residential above ground floor retail (total 8 stories) – would only need 85 feet, assuming 10' for residential floors and 15' for a retail floor
  - 7 stories of office above ground floor retail (total 8 stories) 100', assuming 12' for office floors and 15' for a retail floor

FLOOR AREA RATIOS:

Existing zoning: Floor area ratios are not regulated.

Proposed amendments: Limit floor area ratios to no greater than that approved for the Parkplace site (3.565 FAR).

Public Benefits

These public benefits which have been suggested by the applicant (see Attachments 6 & 7) would only be required if additional residential square footage and/or additional height are allowed and developed on the MRM site. Staff comments follow each item.

1) Affordable workforce housing. 10% of the total residential units will be affordable to moderate-wage workers making 80% of the median income. (Only applicable if the residential portion of the PAR is approved)

   Staff Comment: To be consistent with other sites throughout the City, require 10% to be affordable housing as defined in Chapter 5 of the Zoning Code (shown above).- Not required now, would be required for additional residential use.

2) Built environmentally responsible. Will be designed and built to the equivalent of LEED-Silver or Built Green 4-star

   Staff Comment: Not required now, would be required for additional height or residential use.

3) Anchor retailer. Will commit to provide at least one anchor retailer of no less than 9,000 rentable square feet on the ground floor of the project. The objective is to restrict the ability to lease to five, 2,000 sf retailers without an anchor to draw foot traffic to the area.

   Staff Comment: Not required now, would be required for additional height or residential use.

4) Public art. Will provide a public art piece(s) on the property of no less than $10,000 in total value.

   Staff Comment: Not required now, would be required for additional height or residential use.

5) Public open space. Will create a public open space to serve as a "third place" where people can gather, be entertained and socialize.

   Staff Comment: Not required now, would be required for additional height or residential use.

6) Enhanced access. Give the public a legal access easement and improve the access to the Kirkland Performance Center, Teen Center, Peter Kirk Park and Park Place. Addition of sidewalks, landscaping and some street parallel parking. Renderings will be provided by Brian Brand, architect for the applicant.

   Staff Comment: Not required now, would be required for additional height or residential use.

7) Design. Will commit to stricter design guidelines. Will be provided by Brian Brand. (Only applicable if the residential portion of the PAR is approved, Office shall be built to City's existing guidelines)

<u>Staff Comment</u>: Design Review is already required for this site. Staff has not reviewed proposal, but these design guidelines could be added to existing design guidelines for Pedestrian Oriented Business Districts if appropriate. For example the applicant is proposing to limit balconies in the area adjacent to the Emerald Building east of the site.

PRIVATE AMENDMENT REQUEST CRITERIA

Criteria found in the Zoning Code must be considered when reviewing a private amendment request (see Attachment 8 for the applicant's analysis).

A. Factors for Consideration: KCZ 140.25 establishes that the City must take into consideration, but is not limited to, certain factors when considering a Comprehensive Plan Amendment. Below is a list of the criteria followed by staff analysis.

1. *The effect upon the physical, natural, economic, and/or social environment.*

The effects of the proposed amendments have been reviewed in detail by the MRM Draft and Final SEIS and have been considered in the draft of the proposed amendments.

2. *The compatibility with and impact on adjacent land uses and surrounding neighborhoods.*

The proposed amendments have been reviewed in the SEIS for compatibility with and impact on adjacent uses and the surrounding neighborhoods and mitigations have been identified where incompatibilities or impacts were identified.

3. *The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation and schools.*

Existing public facilities and services have been evaluated in the SEIS and with implementation of mitigation measures identified are adequate to accommodate the proposed amendments.

4. *The quantity and location of land planned for the proposed land use type and density.*

The proposal is located in the Downtown which is designated in the Comprehensive Plan as an Activity Area. The Comprehensive Plan defines an Activity Area as "an area of moderate commercial and residential concentration that functions as a focal point for the community and is served by a transit center. The proposal is consistent with this definition.

5. *The effect upon other aspects of the Comprehensive Plan.*

The proposed amendment has been reviewed in the SEIS for consistency with other aspects of the Comprehensive Plan. Necessary amendments to the Comprehensive Plan have been identified.

B. Criteria for Amending the Comprehensive Plan: KZC 140.30 establishes the criteria for evaluating a Comprehensive Plan Amendment. These criteria and the relationship of the proposal to them are as follows:

1. *The amendments must be consistent with the Growth Management Act.*

The amendments have been reviewed in the SEIS and are consistent with the Growth Management Act.

2. *The amendments must be consistent with the Countywide Planning Policies.*

The amendments have been reviewed in the SEIS and are consistent with the Countrywide Planning Policies.

3. *The amendments must not be in conflict with other goals, policies, and provisions of the Kirkland Comprehensive Plan.*

The amendment has been reviewed for consistency with the Kirkland Comprehensive Plan. The amendments are generally consistent with the Comprehensive Plan, but changes to the policies about height and limitations on residential use contained in the Downtown Plan would be necessary. .

4. The amendments will result in long-term benefits to the community as a whole, and is in the best interest of the community.

The public benefits that have been proposed by the applicant should be weighed against the increase in residential use and height to determine if this criterion has been met.

C. Criteria for Rezone: KZC 130.20 establishes the criteria by which a legislative rezone must be evaluated. These criteria and the relationship of the proposal to them are as follows:

1. *Conditions have substantially changed since the property was given its present zoning or the proposal implements the policies of the Comprehensive Plan; and*

   The current CBD 5 zoning and the Comprehensive Plan policy basis were established in the late 1980's and early 1990's. Conditions have changed substantially since the zoning was established, with significant development in the CBD, and a greater City and regional focus on urban infill development and transit-oriented development. In particular a Master Plan for the redevelopment of the neighboring Parkplace property was approved in 2008.

2. *The proposal bears a substantial relationship to the public health, safety, or welfare; and*

   The proposal raises questions about two existing policies for the CBD 5 area: building height and permitted uses. Although there have been a number of public comments expressing concerns about allowing additional height (see Attachment 9), the proposed height is not inconsistent with the height allowed on the neighboring Parkplace property. The proposal also raises a question about the validity of preserving CBD for predominantly office uses or how much land or office use needs to be preserved.

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, which was presented to the Planning Commission at its meeting on February 27, summarizes the Pros and Cons of the proposed amendments.

Pros:

Residential:

- This is an opportunity to get affordable housing in the downtown (it is not required anywhere else in the CBD).
- Housing is doing well in the current market so redevelopment would occur sooner. The office market is more of an unknown.
- The zoning for the Parkplace site will provide for a large amount of office in the area.
- This is an opportunity to require retail on the ground floor that isn't required under current zoning.
- Given limited transit capacity and proposed service cuts, workforce housing next to office development would support the goal of a live/work walkable downtown.

Additional Height

- The building heights proposed are generally consistent (actually lower) than approved for the adjacent Parkplace property.
- Additional building height can be leveraged to get greater public benefits on the site including:
    - Public open space
    - Green building design
    - Enhanced access and transition to the adjacent Kirkland Performance Center and Community Center (for the MRM site)
    - Improved easement along the western edge of the property with sidewalk and landscaping that addresses the Performance Center and Peter Kirk Park (for the MRM site)
- Retail on the ground floor (not presently required in CBD 5).

- 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.
- Downtown businesses would benefit from more daytime population that office uses provide.
- This could set a precedent for other residential development where office is desired.
- It is not known when or how Parkplace will develop and so there may not be the expected amount of office on that site.
- Downtown amenities and transit should make it attractive to office development.

Additional Height

- Bigger/taller buildings will alter character of CBD5 and could have 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 Planned Areas 5 and 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 uncertain future of the Parkplace redevelopment project. Parkplace was approved with eight story buildings and 1.2 million square feet of office floor area, as well as 600,000 square feet of retail and hotel space. As noted in the EIS, the Parkplace buildings will be taller than those proposed on the MRM site and the amount of office space in those buildings will exceed the expected market demand for office use in the downtown for a considerable period of time. However, the Parkplace redevelopment has not started and the recent sale of the property calls into question whether it will in fact proceed as approved. The new owners are evaluating options and have inquired with the City about the process for revising the Comprehensive Plan, zoning regulations or Master Plan for PLA 5A. We do not yet know what they will propose. The analysis in the SEIS was prepared on the assumption that the Parkplace project will proceed as approved.

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 pubic 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, seven stories, rather than eight 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 PLA 5 and 5A for office uses is a 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 already allows 1.2 million square feet of office space, substantially more than under the zoning that was in effect when the policy of preserving PLA 5 for office use was adopted. Furthermore, as noted in the EIS, the Parkplace office space will exceed downtown demand for the foreseeable future. The owner of the MRM property has told staff that he is unlikely to be able to compete with the Parkplace office for tenants. Consequently, if one assumes that Parkplace will be developed as approved, residential use on the MRM would be reasonable. But as noted previously, this may be a faulty assumption given the recent change of ownership.

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. How much office space is needed in this area?
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?
7. If the owners of Parkplace ask to include more residential and/or less office in their project, how does that influence what should be allowed on the MRM property?

PUBLIC OUTREACH

A Notice of Availability for the MRM Draft SEIS was sent to over 1000 property owners, residents and business owners that are within 300' of the proposed study area (CBD 5 zone). Four public notice signs around the study area were also posted and a notice was put in the paper. Parties of record were notified, along with the agencies and individuals listed on the Distribution List in the SEIS (see pages 6-1 and 6-2). The information was posted on the MRM webpage. A notice was sent to the listserv about the SEIS and the Planning Commission briefing. This was also done for the Final SEIS.

A Notice of the public hearing on the MRM PAR was sent to over 1000 property owners, residents and business owners that are within 300' of the proposed study area (CBD 5 zone). Four public notice signs around the study area were also posted and a notice was put in the paper. Parties of record were notified and the information was posted on the MRM webpage and the notice was sent to the listserv for the webpage.

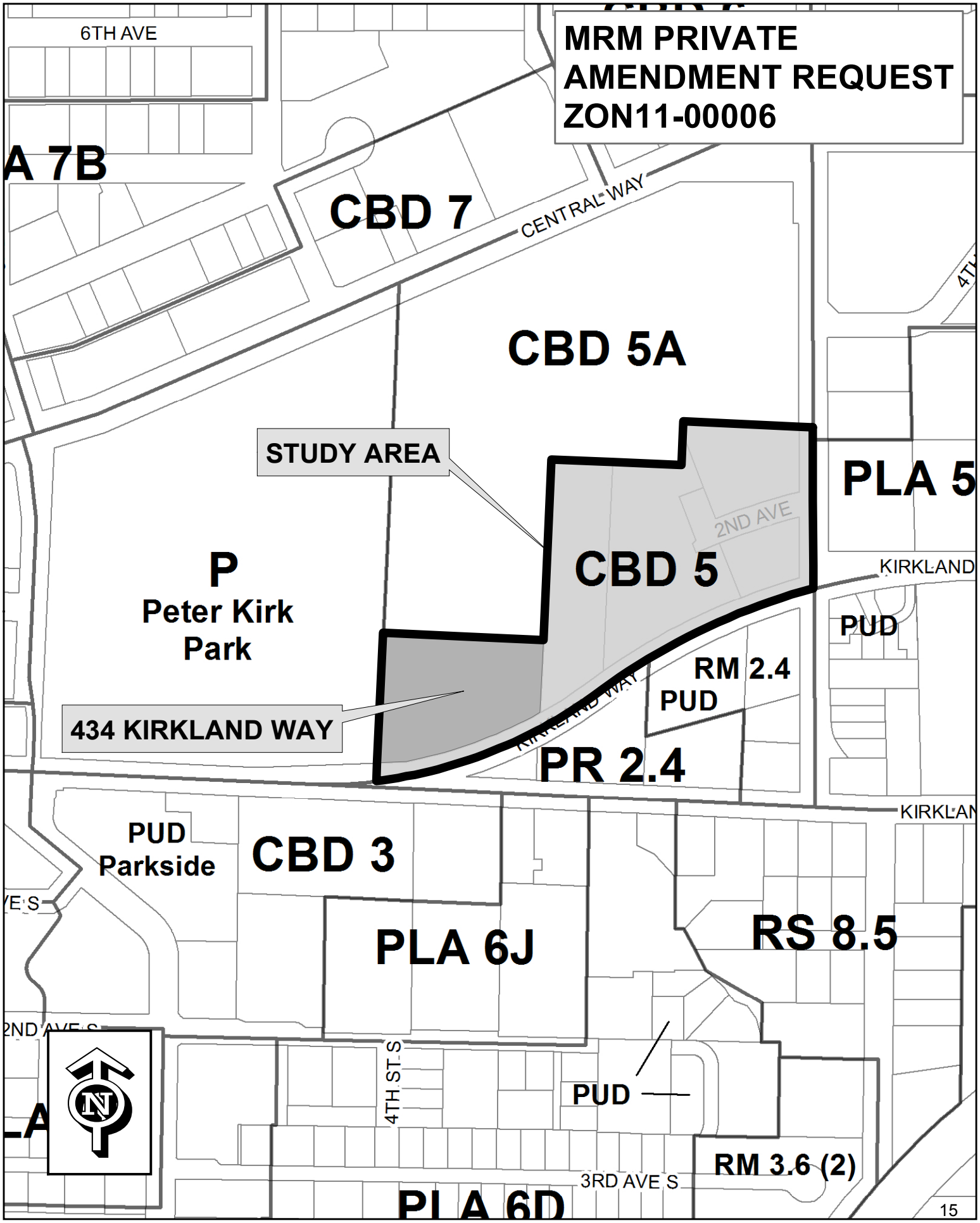
Next Steps

- The Planning Commission's recommendation will go to the City Council in April 2014.
- If the Planning Commission would like to review and approve the specific plan and code changes consistent with your determinations about use, height and requirements, then staff will bring those to the Commission in April and recommendation to the City Council in May.

Attachments:

1. Site/study area map
2. Topography map
3. Zoning Code Plates 6 & 7
4. Comprehensive Plan Map for Downtown Height & Design Districts
5. Use Zone Charts for CBD 5
6. E-Mail from Joe Razore (applicant)
7. Letter and attachments from Brian Brand (applicant's representative)
8. Letter from Rich Hill (applicant's representative)
9. Emails and letters received since last PC meeting

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


MRM PRIVATE
AMENDMENT REQUEST
ZON11-00006
6TH AVE
A 7B
CBD 7
CENTRAL WAY
CBD 5A
STUDY AREA
PLA 5
2ND AVE
P
Peter Kirk
Park
CBD 5
KIRKLAND
PUD
RM 2.4
PUD
434 KIRKLAND WAY
PR 2.4
PUD
Parkside
CBD 3
PLA 6J
RS 8.5
4TH ST S
PUD
RM 3.6 (2)
3RD AVE S
PLA 6D
N

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

0.0 0 0.02 0.04 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Topography map

Plate 6 CBD 5A Maximum Building Heights

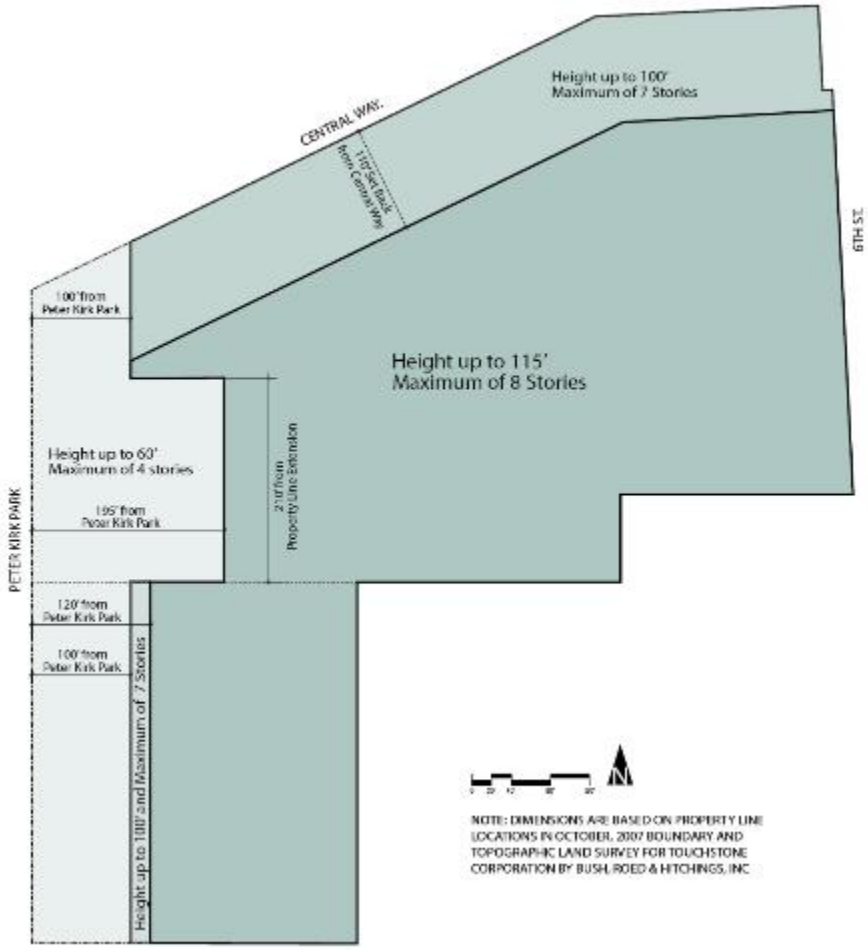
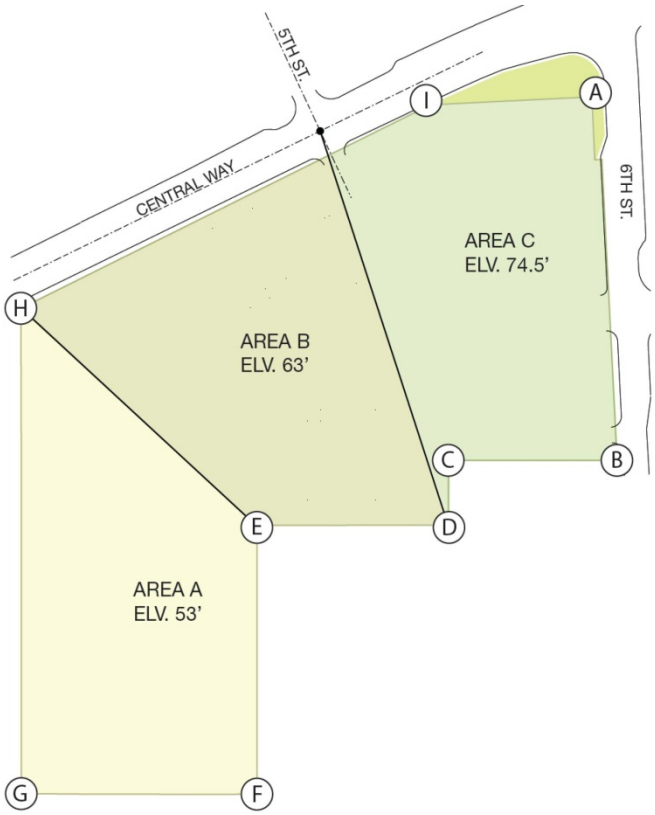


Plate 7 CBD 5A Maximum Building Heights and Stories Measurement Points



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

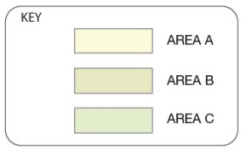
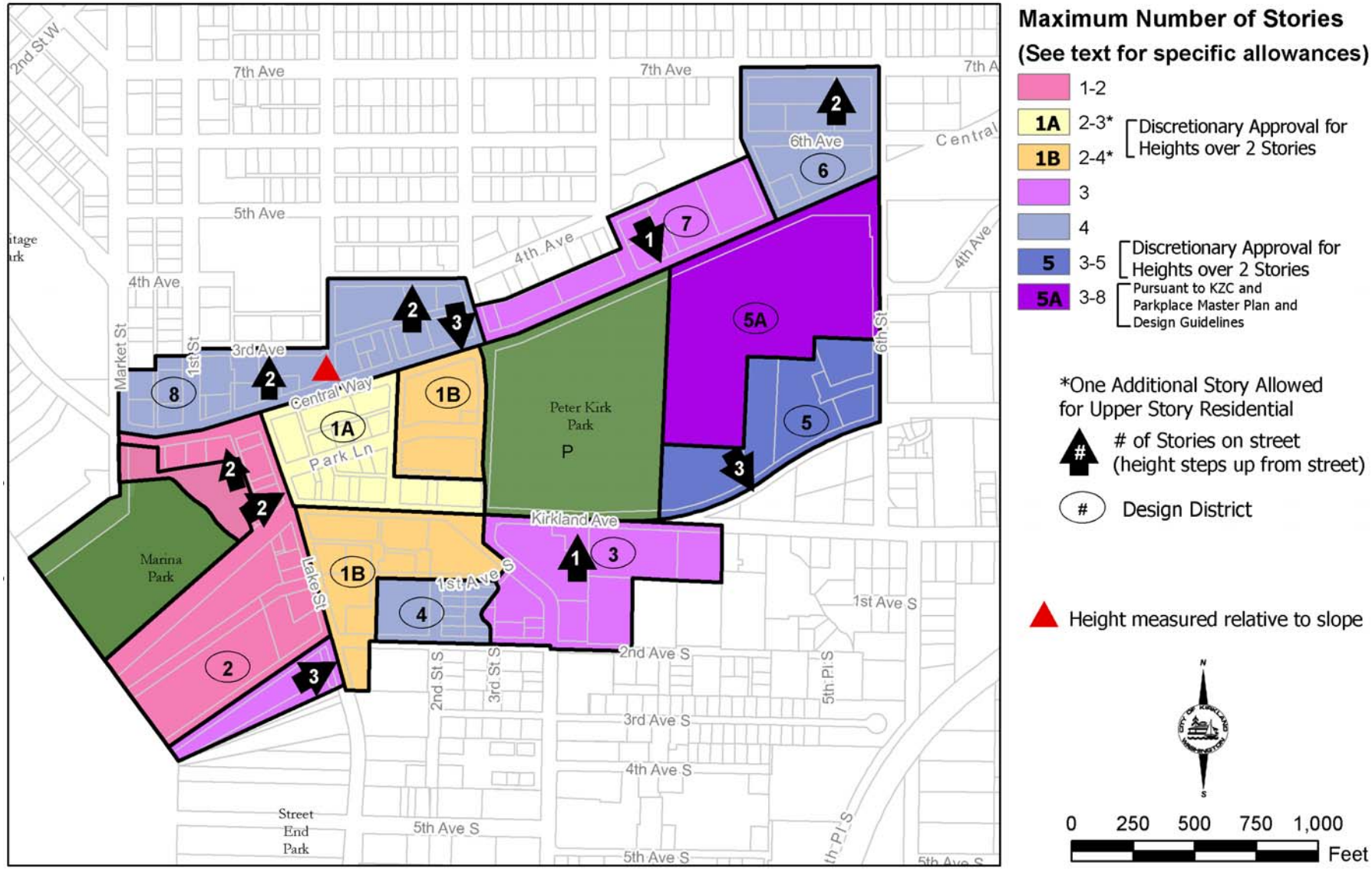


Figure MB-5: Downtown Height and Design Districts



Attachment 5

50.33 User Guide – CBD 5 zones.

The charts in KZC 50.35 contain the basic zoning regulations that apply in the CBD 5 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 50.34	Section 50.34 – GENERAL REGULATIONS The following regulations apply to all uses in this zone unless otherwise noted:
	1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
	2. 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: a. Within 20 feet of Kirkland Way, 2 stories; b. Within 40 feet of Kirkland Way, 4 stories; c. Within 50 feet of Kirkland Way, 5 stories.
	3. The minimum required yard abutting Peter Kirk Park is 10 feet. The required front yard is zero feet for those portions of buildings with continuous retail or restaurant uses at street level. Kirkland Way shall be considered a pedestrian-oriented street if the front yard is less than 20 feet.
	4. No portion of a structure within 100 feet of Peter Kirk Park shall exceed three stories above average building elevation.
	5. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure (does not apply to Public Park uses).

link to Section 50.35 table

Section 50.35 Zone CBD-5 **USE ZONE CHART**

Section 50.35	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Restaurant or Tavern	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	67' above average building elevation.	D See Spec. Reg. 1.	E	One per each 125 sq. ft. of gross floor area.	1. Landscape Category B is required if the subject property is adjacent to 6th Street or Kirkland Avenue. 2. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. c. Landscape Category A shall apply if the subject property is adjacent to 6th Street or Kirkland Avenue.
.030	Entertainment, Cultural and/or Cultural Recreational Facility								D See Spec. Reg. 2.		See KZC 50.60 and 105.25.	1. The parking requirements for hotel or motel use do not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis. 2. Landscape Category B is required if the subject property is adjacent to 6th Street or Kirkland Avenue.
.040	Hotel or Motel										One per each room. See Spec. Reg. 1.	
.050	Any Retail Establishment, other than those specifically listed, limited, or prohibited in the zone, selling goods, or providing services including banking and related financial services								D See Spec. Reg. 4.		One per each 350 sq. ft. of gross floor area.	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. 2. Access for drive-through facilities must be approved by the Public Works Department. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and dependent upon this use and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. Landscape Category B is required if subject property is adjacent to 6th Street or Kirkland Avenue.
.060	Private Lodge or Club								D See Spec. Reg. 1.	B	See KZC 105.25.	1. Landscape Category C is required if subject property is adjacent to 6th Street or Kirkland Avenue.

Section 50.35 Zone CBD-5 USE ZONE CHART

Section 50.35	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Office Use	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	67' above average building elevation.	D See Spec. Reg. 3.	D	One per each 350 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. 2. The following regulations apply to veterinary office only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units. 3. Landscape Category C is required if subject property is adjacent to 6th Street or Kirkland Avenue.
.080	Church								D See Spec. Reg. 2.		One per every four people based on maximum occupancy of any area of worship.	1. No parking is required for daycare or school ancillary to the use. 2. Landscape Category C is required if subject property is adjacent to 6th Street or Kirkland Avenue.
.090	School, Day-Care Center, or Mini-School or Day-Care Center								D		See KZC 105.25.	1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.

Section 50.35 Zone CBD-5 USE ZONE CHART

Section 50.35	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.100	Assisted Living Facility See Spec. Reg. 4.	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	67' above average building elevation.	D See Spec. Reg. 3.	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. Landscape Category C is required if subject property is adjacent to 6th Street or Kirkland Avenue. 4. This use only allowed: a. On properties with frontage on Second Avenue. b. 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.
.110	Stacked or Attached Dwelling Units								D See Spec. Reg. 1.		See Spec. Reg. 3.	1. Landscape Category C is required if the subject property to adjacent to 6th Street or Kirkland Avenue. 2. This use only allowed: a. On properties with frontage on Second Avenue. b. 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. 3. This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development.
.120	Public Utility, Government Facility, or Community Facility									B	See KZC 105.25.	1. Landscape Category C is required if the subject property is adjacent to 6th Street or Kirkland Avenue. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses. 2. Site design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between walkways on the subject property and existing or planned walkways on abutting properties.
.130	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

From: Joe Razore <Razore@broderickgroup.com>
Sent: Thursday, March 06, 2014 11:33 AM
To: Angela Ruggeri
Cc: Richard Hill (rich@mhseattle.com); Brian Brand; Joe Razore
Subject: Public benefits

Angela,

Per our discussion, below are the public benefits we are willing to commit to in exchange for the comp plan being amended and the zoning changed to allow additional residential use on the entire site and up to 8 stories of office or residential. A residential project shall be no higher than 85' above ABE and an office project shall be no higher than 100' above ABE.

1) Affordable workforce housing. 10% of the total residential units will be affordable to moderate-wage workers making 80% of the median income. (Only applicable if the residential portion of the PAR is approved)
2) Built environmentally responsible. Will be designed and built to the equivalent of LEED-Silver or Built Green 4-star
3) Anchor retailer. Will commit to provide at least one anchor retailer of no less than 9,000 rentable square feet on the ground floor of the project. The objective is to restrict the ability to lease to five, 2,000sf retailers with-out an anchor to draw foot traffic to the area.
4) Public art. Will provide a public art piece(s) on the property of no less than $10,000 in total value
5) Public open space. Will create a public open space to serve as a "third place" where people can gather, be entertained and socialize
6) Enhanced access. Give the public a legal access easement and improve the access to the PAC, Teen Center, Peter Kirk Park and Park Place. Addition of sidewalks, landscaping and some street parallel parking. Renderings will be provided by Brian Brand.
7) Design. Will commit to stricter design guidelines. Will be provided by Brian Brand. (Only applicable if the residential portion of the PAR is approved, Office shall be built to city's existing guidelines)

Please call me with questions. Thanks.

Joe

Joe Razore
MRM Capital
3927 Lake Washington Blvd NE, Kirkland, Wa 98033
Direct: 425.646.5243 | Cell: 206.854.6789 | razore@broderickgroup.com

baylis ARCHITECTS

principals Brian Brand, AIA
Kevin J. Cleary, AIA
Meredith Everist, AIA
Thomas Frye, Jr., AIA
Richard Wagner, FAIA

March 6, 2014

City of Kirkland Planning Commission
123 Fifth Avenue
Kirkland, Washington 98033

Attn: Planning Commission Members
Angela Ruggeri

Re: MRM Kirkland, LLC-PAR – 434 Kirkland Way – ZON11-00006
Subject: Planning Commission Public Hearing 3-13-14

Dear Planning Commission Members:

I am representing MRM, LLC as their architect on the 434 Kirkland Way PAR and have addressed your commission a number of times during the past 2 years. I was present at the study session on February 27, 2014 during which the staff made a presentation regarding the SEIS. During the presentation there were a number of questions from the commission members. This letter and the attached exhibits are meant to clarify some of those questions and to give you a better vision of our client's project.

Included with this letter are the following exhibits:

1. Design Guidelines suggested to be included with land use requirements for residential/retail development that would produce a predictable result. These guidelines would complement guidelines that currently are a part of the Kirkland Land Use code and required on this site.
2. Site Plan /Vicinity Map showing a proposed building footprint and relationship to the surrounding properties.
3. Cross Sections showing the relationships of the proposed residential/retail option and the office/retail options with the neighboring properties. Note that the residential/retail option proposed at +/- 85' high and the office is proposed at +/- 99'.
4. A conceptual illustration of the proposed "Public Access/Plaza" proposed along the west side of the MRM property next to Peter Kirk Park.

We plan to discuss this during the hearing on March 13th during the public comment period. In the meantime please feel free to contact me with any questions

BAYLIS ARCHITECTS

Brian Brand, AIA
Senior Principal

Cc: Angela Ruggeri

10801 Main Street, #110 | Bellevue, WA 98004 | 1904 Third Avenue, #330 | Seattle, WA 98101
(425) 454 0566
BaylisArchitects.com

ARCHITECTS
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(425) 454 0566 | BaylisArchitects.com

434 Kirkland Way
Private Amendment Request

PROPOSED DESIGN GUIDELINES 3-6-14

Design Guidelines

The proposed project would be developed around a number of required design guidelines that would be intended to serve the public interest and implement goals and policies of the comprehensive plan. These design guidelines are intended for development of a residential/retail mixed-use building. Guidelines for office development would be different. These guidelines would also serve to integrate the project into and enhance the fabric of the Moss Bay Neighborhood as well as integrate with the downtown's overall pattern. The suggested design guidelines that could be made requirements for are follows:

A. Site planning to connect to neighborhood.
B. Enhance the pedestrian experience.
C. Integrate vehicle access with the neighborhood.
D. Mix of uses.
E. Modulate for proper scale and mass.
F. Transition to neighboring uses.
G. Sustainability.
H. Include an affordability housing component.

Below is a more detailed description of each of the above design guidelines.

A. Site Planning and Connection to the neighborhood

This design guideline should require the west end of the subject site to provide a public access for vehicles and pedestrians. This public access should include a wide setback from Peter Kirk Park and the Kirkland Performance Center and the height of the building along this frontage. This façade of the building will include the major retail development with glass storefronts, weather protection and interesting paving patterns and materials to enhance the landscaping.

In addition, a similar pedestrian/vehicular link should be established along the north property line that will align with the vehicular/pedestrian/service access proposed on the Park Place project.

A strong pedestrian experience should also be required along Kirkland Way that climbs the hill towards the east. This segment of Kirkland Way can act as a transition to residential, small scale retail and low rise office. Requiring pedestrian oriented development such as urban on-street townhomes along the Kirkland Way frontage, similar to modern "brownstones" with landscaped gardens and courtyard entries can enliven the street feel. These unique housing units may serve as "live/work" units as well.

The building facades should be terraced on the west and south sides to reduce bulk at the pedestrian level. The height of the building adjacent to Peter Kirk Park should continue to be limited to 3 stories within 100' of the Park (current code requirement).

The building width should be limited in width along the east property line with limited windows and balconies to reduce building bulk, and enhance privacy and general impact on the existing adjacent Emerald Building to the east.

B. Enhance the pedestrian experience

This design guideline should require enhancement of the Public access to and through the site along the south, west and north property line. Considerations for pedestrian scale, safety and orientation should be provided including judicious placement of windows, unique store fronts, multiple entries, canopies and awnings for weather protection, courtyards, plazas, art, benches and perching areas, signage for orientation, landscaping, street trees and other pedestrian amenities.

A large open pedestrian plaza should be required between the new retail building and the Kirkland Performance Center celebrating the public entrance to the site.

C. Integrate Vehicle access with the neighborhood

This design guideline should require that the vehicular/pedestrian access established along the west property line align with proposed circulation from the Kirkland Park Place Development. This link will become an important north/ south connection for adjacent neighborhoods. It will serve the Kirkland Performance Center, the Senior Center, the Kirkland Park Place Development and Peter Kirk Park. In addition, an east/west pedestrian/vehicular link should be established along the north property line to align with the vehicular/ pedestrian/ service design being proposed for Kirkland Park Place Development and to serve as a connection to the office buildings to the east.

D. Mix of uses

This design guideline should require an interesting mix of uses as described above and as encouraged in the goals and policies of the comprehensive plan. Pedestrian oriented frontage consisting of retail and residential uses shall occupy the ground level.

The proposed design could require Pedestrian oriented frontage on Kirkland Way consisting of a variety of townhouse housing with courtyard entries in sizes and types to both enhance the pedestrian experience as well as provide living units that could serve different lifestyles including "live/work" spaces.

Upper level residential uses would be required to be of varying sizes designed to accommodate a mix of family profiles with rents at various levels, with the intent that the building can capture many different markets and budgets.

E. Modulate for proper scale and mass

This design guideline should require the building facades be modulated to provide proper scale and mass and present a pedestrian scale. The facade adjacent to Peter Kirk Park will be limited to 3 stories within 100' of the Park. Building heights adjacent to these frontages will be 2-3 stories in height. Natural materials such as brick, stone and wood will be used to provide texture, color and detail. This request is for an increase in allowable height of up to 8 stories but in no case more than 100' above ABE. This is lower than the heights being proposed for the CBD 5A zoning on the Kirkland Park Place development. Multi-family

requires a lower floor to floor height than office and therefore a maximum of 7 residential floors or 7 office floors would be permitted with this request.

Care will be given to correctly proportion windows and to avoid large blank walls by creating a distinct base, body and top to the building.

The following characteristics should be included in the building design that will provide proper scale and mass:

1. Distinct base structure, 2-3 stories above street.
2. Upper floors that step back above the 3rd floor along the west and south sides.
3. Upper floors arranged around a courtyard to reduce mass on upper levels.
4. Distinctive top floor(s) using roof form, materials and step-backs.
5. Multiple materials/ colors.
6. Careful window massing/pattern.

F. Transition to neighboring uses

This design guideline should require careful transitions between adjacent properties. This site has a unique opportunity to act as a transition between the high intensity office uses currently proposed with the Kirkland Park Place Development, Peter Kirk Park and the lower intensity mixed use, multi-family and office uses that exist to the east and south of the site. The subject site slopes up to the east and properties east of the subject site, are at a higher elevation and potential impacts on their views can minimized.

The mixed uses proposed can also create a similar transition of use between residential and office uses. Residential uses will include living units of varying sizes designed to accommodate a mix of family profiles with rents at various levels with the intent that the building can capture many different markets and budgets.

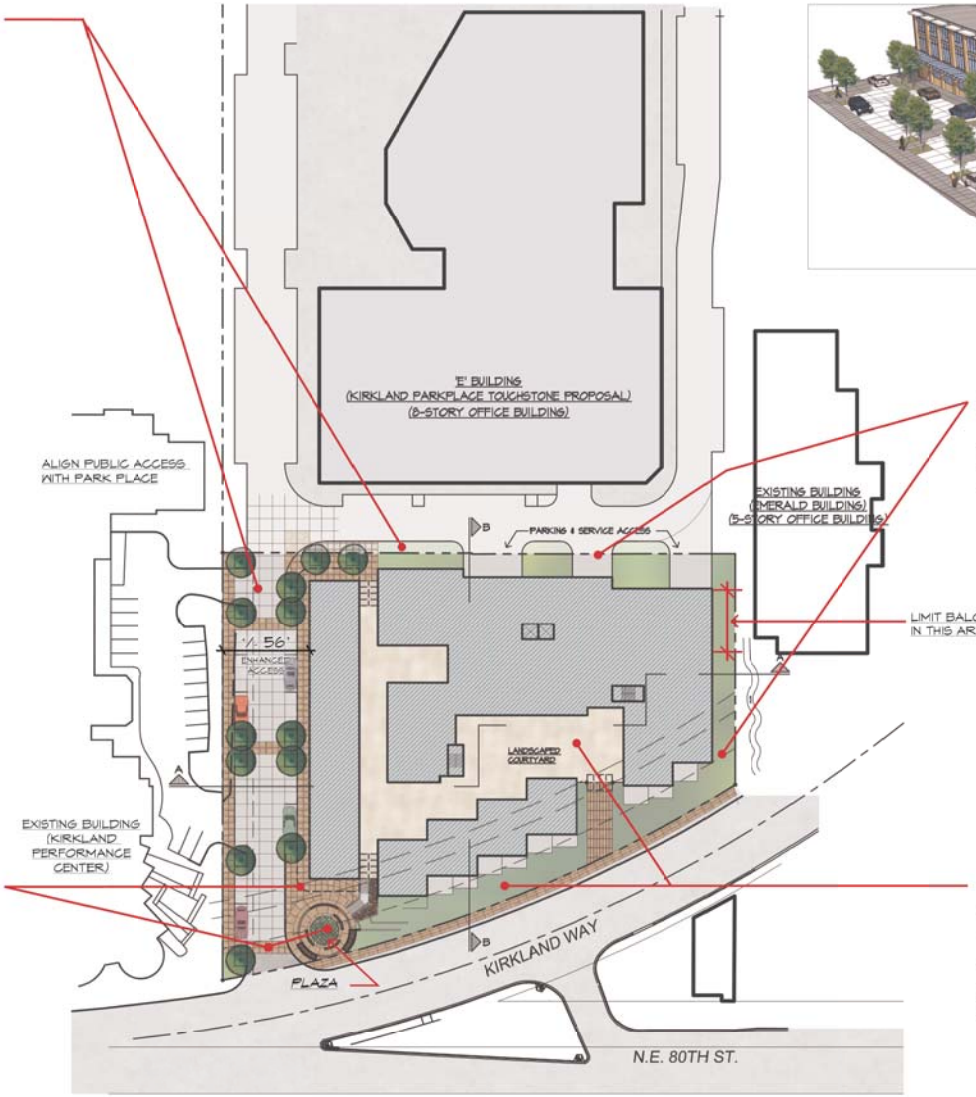
G. Sustainability

This design guidelines should require that the building will be built to LEED silver or Built-Green 4 star standards and include strategies to reduce consumption of energy and resources such as gas, greenhouse gas emissions, electricity consumption, water, C02 emissions and solid waste. In addition, use of sustainable materials should be encouraged including those that are durable; made from recycled materials; are easy to recycle for future uses; made within 500 miles of the site using environmentally friendly manufacturing processes to make and have low VOC content.

"Integrate vehicle access with the neighborhood"
A vehicular/pedestrian access will be established along the west property line to align with proposed circulation from the Kirkland Park Place Development. This link will become an important north/south connection for adjacent neighborhoods. It will serve the Kirkland Performance Center, the Senior Center, the Kirkland Park Place Development and Peter Kirk Park. In addition, an east/west pedestrian/vehicular link will be established along the north property line to align with the vehicular/pedestrian/service design being proposed for Kirkland Park Place Development and to act as a connection to the office buildings to the east.

"Pedestrian experience"
Pedestrian access to and through the site will be enhanced along the access street along the west property and north property line with a public access corridor. Considerations for pedestrian scale, safety and orientation will be provided including judicious placement of windows, unique store fronts, multiple entries, canopies and awnings, courtyards, plazas, benches and perching areas, signage for orientation, landscaping, street trees and other pedestrian amenities.

"Connect to neighborhood"
Open space and pedestrian areas should be focused along Kirkland Way and along the west property edge creating an active vehicle/pedestrian street. A large open pedestrian plaza is proposed between the new retail building and the Kirkland Performance Center celebrating the public entrance to the site.



"Modulate for proper scale and mass"
The width of the building façade should be terraced on the north and south sides and building width limited along the east property line to reduce building bulk and create view corridors for properties east of the subject site.

"Connect to neighborhood and pedestrian area"
A strong pedestrian experience should also be created along Kirkland Way that climbs the hill towards the east. This segment of Kirkland Way acts as a transition to residential and low rise office. We propose that urban on-street townhomes along this frontage, similar to modern "brownstones" with landscaped gardens and courtyard entries. These may serve as "live/work" units as well.

MRM CAPITAL

SITE PLAN/VICINITY MAP
434 KIRKLAND WAY

1"=80'-0" 0 20 40 80 160 320

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Canopies for rain protection

Multiple store fronts, unique and interesting

Large open plaza

Design Guiding Principles
- Site planning to connect to neighborhood
- Enhance the pedestrian experience
- Mix of uses
- Integrate Vehicle access with the neighborhood

A vehicular/pedestrian access will be established along the west property line to align with proposed circulation from the Kirkland Park Place Development. This link will become an important north/south connection for adjacent neighborhoods. It will serve the Kirkland Performance Center, the Senior Center, the Kirkland Park Place Development and Peter Kirk Park. In addition, an east/west pedestrian/vehicular link will be established along the north property line to align with the vehicular/pedestrian/service design being proposed for Kirkland Park Place Development and to act as a connection to the office buildings to the east.

Pedestrian access to and through the site will be enhanced along the access street along the west property and north property line. Considerations for pedestrian scale, safety and orientation will be provided including judicious placement of windows, unique store fronts, multiple entries, canopies and awnings, courtyards, plazas, benches and perching areas, signage for orientation, landscaping, street trees and other pedestrian amenities.

Open space and pedestrian areas should be focused along Kirkland Way and along the west property edge on an active vehicle/pedestrian street. A large open pedestrian plaza is proposed between the new retail building and the Kirkland Performance Center celebrating the public entrance to the site.

MRM CAPITAL

Conceptual Sketch – Public Access/Plaza

434 KIRKLAND WAY

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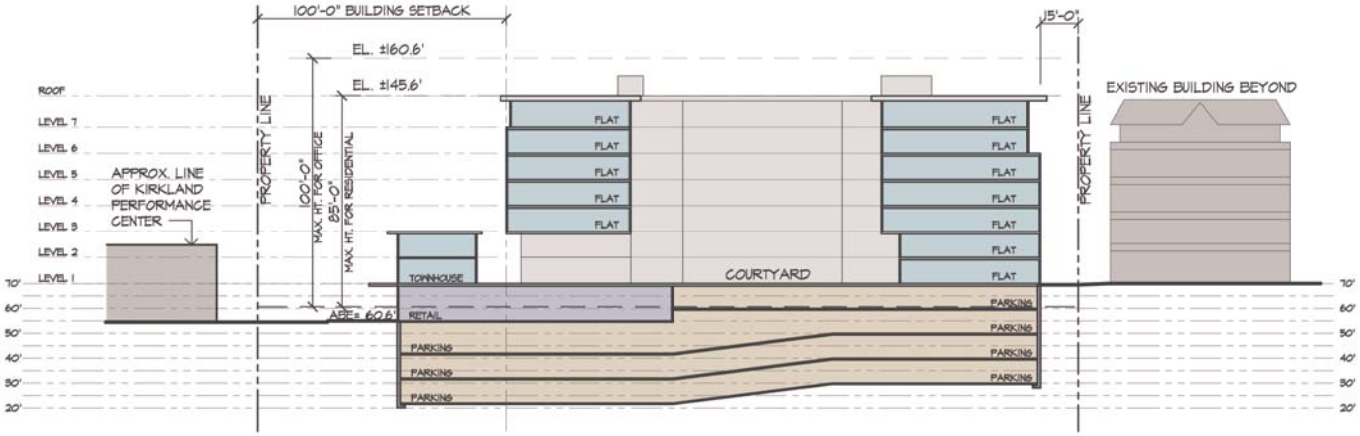
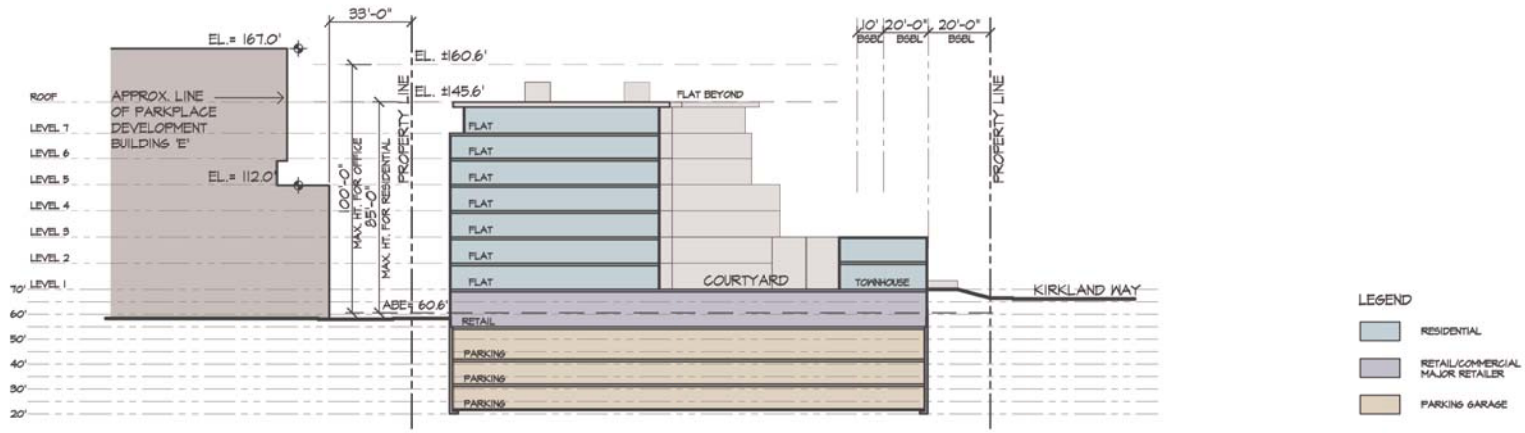


BUILDING SECTION A



BUILDING SECTION B

MRM CAPITAL

BUILDING SECTIONS RESIDENTIAL/RETAIL OPTION

434 KIRKLAND WAY

1"=50'-0" 0 12.5 25 50 100 200

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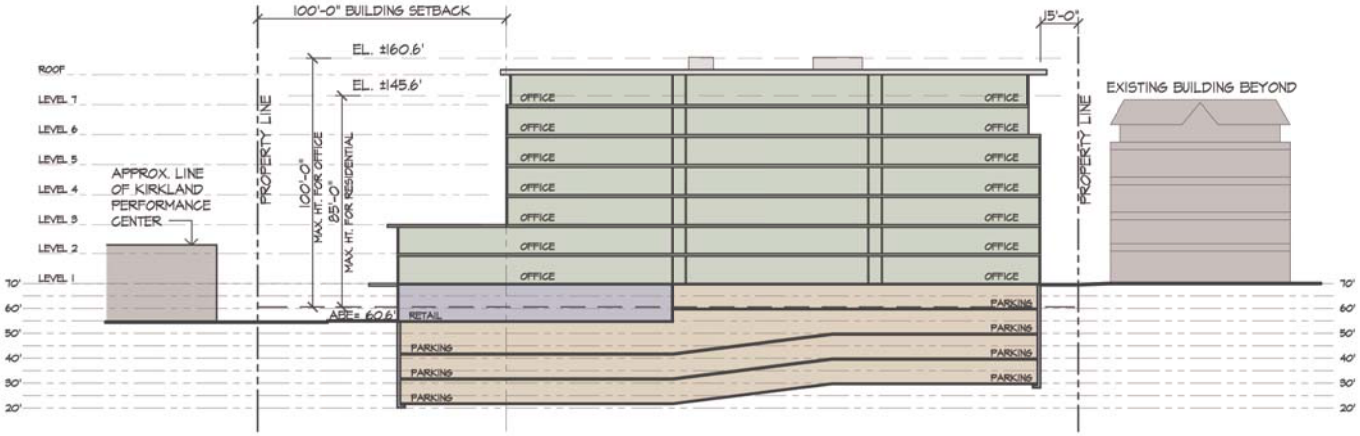
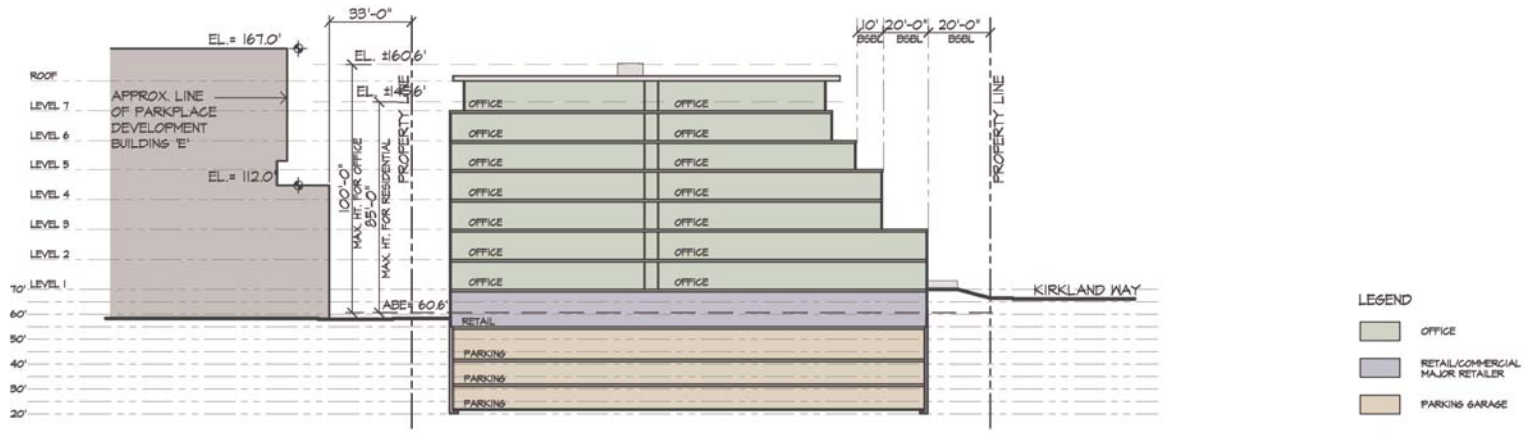


BUILDING SECTION A



BUILDING SECTION B

MRM CAPITAL

BUILDING SECTIONS OFFICE/RETAIL OPTION

434 KIRKLAND WAY

1"=50'-0" 0 12.5 25 50 100 200

baylis ARCHITECTS

McCullough Hill Leary, PS

March 6, 2014

Kirkland Planning Commission
123 Fifth Avenue
Kirkland, WA 98033

Re: MRM Private Amendment Request (PAR)

Dear Commissioners:

INTRODUCTION

Thank you for your consideration of the MRM Private Amendment Request (PAR). 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.

The following conclusions from the City's EIS support approval of the requests:

- If approved, the overall land use pattern of the CBD would not change significantly or adversely.
- These requests are consistent with the Growth Management Act, Vision 2040 and the Countywide Planning Policies.
- These requests are consistent with the City's Comprehensive Plan Vision Statement and Framework Goals (FG-3, 4, 8, 10, 14).
- These requests are consistent with all of the City's Comprehensive Plan Goals and Policies (LU-1, LU-1.3, LU-1.4, LU-3.1, LU-3.3, LU-3.6, LU-4.4, LU-5.1, LU-5.3, H-2, H-2.4, ED-1, ED-1.1, ED-1.5, ED-1.6, ED-2.4, ED-3.1, ED-3.3, ED-3.5, Policy T-2.1), subject to revision to the specific policies (a) limiting height and (b) restricting residential use on the MRM property.
- Because Parkplace will continue to be the largest employment location in the neighborhood, and because most of the City's future job growth will occur in Totem Center, the City's designated Urban Center, rather than in the CBD, it is not necessary to "land bank" the MRM property for potential future office development.
- Additional housing on the MRM property will help the City to meet its GMA-mandated housing target.

- Residential traffic impacts are lower than office.

PUBLIC BENEFITS

In addition, if the PAR is approved as proposed, MRM has committed to provide significant public benefits, above and beyond what the Land Use Code would otherwise require:

- Affordable workforce housing (currently not required in CBD).
- Built to equivalent of LEED-Silver (to the best of our knowledge, no completed building to date in CBD has been required to be constructed to this standard).
- Minimum 9000 square feet anchor retailer (not currently required by Land Use Code).
- Public art, minimum $10,000 in value (not currently required by Land Use Code).
- Public open space (not currently required by Land Use Code).
- Enhanced public access to PAC, Teen Center, Peter Kirk Park and Park Place (not currently required by Land Use Code).
- More detailed design guidelines than those currently in place in City Code.

CODE FACTORS TO CONSIDER

As the Commission knows, KZC 140.25 sets forth five factors for the City to take into consideration in approving an amendment to the Comprehensive Plan. The MRM PAR is consistent with each of these factors.

The effect upon the physical, natural, economic, and/or social environments.

As to the physical and natural environment, the MRM PAR would have negligible effect. The MRM property is already improved with a commercial building and surface parking. The existing Comprehensive Plan authorizes redevelopment to an urban density. Allowing three additional floors of urban density will not significantly affect the physical or natural environments. In addition, the commitment of MRM to construct according to LEED Silver will minimize any impacts on the physical and natural environment.

As for economics, the EIS concluded that there would be minimal job loss or gain in the MRM proposal, and observed that (a) Parkplace will continue to be the largest employment location in the neighborhood and (b) most of the City's future job growth will still occur in Totem Center, the City's designated Urban Center.

As for the social environment, the MRM PAR will add the possibility of additional residential development to the downtown core. It is well-established that housing in the downtown contributes to the vitality of the neighborhood, to a "24/7" environment, and supports retail establishments.

The Compatibility with and Impact on Adjacent Land Uses and Surrounding Neighborhoods.

As the SEIS indicates (p. 3-15), "adding a predominantly residential building with ground floor retail would introduce a new use adjacent to the current and planned commercial office and retail uses to the north and east, but would be similar in a mixed use character to the mix of uses to the south." The SEIS continues:

> The MRM Residential alternative would continue a trend of mixed use residential development occurring in the CBD in zones that also permit office use. Alternative 2a would not itself create a new trend or serve as a precedent for mixed use residential development, and it would be consistent with the land use pattern in Downtown. Adding a mixed use development south of Parkplace could dampen further office development in the vicinity, though most of CBD-5 is already in office use. Parkplace would continue to be the primary office center in the CBD in any event, notwithstanding future rezones or development of individual small sites for residential use.

As the SEIS demonstrates, the MRM PAR is compatible with adjacent land uses and surrounding neighborhoods, and will not itself serve as a precedent for mixed use residential development.

The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.

Here too, the SEIS answers these questions. Residential traffic impacts are lower than for office, and all intersections in the CBD meet adopted Level of Service Standards. While development of the MRM site will increase demand on parks and schools, the proposal will not result in significant impacts. Water and sewer facilities may need to be upgraded, but with those upgrades there will be no significant adverse impacts.

The quantity and location of land planned for the proposed land use type and density.

The MRM site is currently 1.7 acres in size. It is a small portion of the CBD as a whole. It is located in the CBD-5 zone classification. As the SEIS indicates, CBD-5 is currently developed primarily with offices, but also includes residential uses. If this PAR is approved, the MRM site may be developed with mixed-use residential development. The SEIS states (p.3-15) that this relatively small portion of CBD-5 is unlikely to have precedential impacts upon the rest

of CBD-5, particularly since most of the CBD is developed with office, and because the Parkplace site would continue to be the primary office center in the CBD in any event.

The effect, if any, upon other aspects of the Comprehensive Plan.

This factor is fully evaluated in the SEIS at pp. 3-23 through 3-31. The SEIS concludes that the MRM PAR is consistent with all Comprehensive Plan policies, with the exception of four policies that would need to be revised to accommodate residential use and increased height on the MRM property. SEIS, p. 3-32. Other than revisions to these specific policies, the proposal will have no effect on the Comprehensive Plan.

In addition to the factors listed in KZC 140.25, the Code identifies five requirements that must be met for an amendment to be approved. KZC 140.30. The MRM PAR meets all of those requirements as well.

The amendment must be consistent with the Growth Management Act.

The SEIS concludes that the MRM PAR is consistent with the Growth Management Act. SEIS at pp.3-18 to 3-19.

The amendment must be consistent with the countywide planning policies.

The SEIS concludes that the MRM PAR is consistent with the countywide planning policies. SEIS at 3-21 to 3-22.

The amendment must not be in conflict with other goals, policies, and provisions of the Kirkland Comprehensive Plan.

As indicated above, the SEIS reviewed all pertinent portions of the Comprehensive Plan. SEIS at 3-23 through 3-31. It concluded that the MRM PAR is fully consistent with the Comprehensive Plan, with the exception of those specific provisions proposed to be amended in order to accommodate the proposed residential use and increased height on the MRM property.

The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.

MRM has proposed specific public benefits that will result in long term benefits to the community as a whole, including affordable housing, improved access, LEED Silver construction, and the other benefits listed above.

When applicable, the proposed amendment must be consistent with the Shoreline Management Act and the City's adopted shoreline master program.

This criterion is not applicable to the MRM property.

As demonstrated, then, the MRM PAR meets all applicable requirements for approval.

PRESERVATION OF FUTURE OFFICE LAND INVENTORY

One of the issues that has been raised as the MRM PAR has been considered by the Planning Commission relates to the issue of the extent to which it is important to deny the right to build housing, in order to preserve the opportunity to develop land in the future for offices. It is acknowledged there is not currently a demand for office, but some assert that the MRM property should be "land banked," so to speak, and kept undeveloped, so that at some point in the future it will be available for office.

The rationale for this view is that the Comprehensive Plan states that CBD 5 should "emphasize" office development.

This Comprehensive Plan provision, though, when the zoning code was adopted, did not mandate only office development in the zone. Rather, a panoply of non-office uses were allowed, including restaurant, entertainment and cultural facility, hotels and motels, retail, private lodges, churches, schools, assisted living facilities, and residential in certain locations. KZC 50.35.

In this light, it is not correct to state that the City's policy is to "preserve" CBD-5 for office development. The City's zoning code allows many more uses than office.

Nonetheless, the question remains whether, although the City allows restaurants, churches, school, and assisted living facilities, it should continue to disallow residential as a primary use in a building.

As the City's SEIS demonstrates, the primary office center in the CBD will be the Parkplace site. Its office capacity is many times the potential capacity of the MRM site. And as Joe Razore from MRM will testify, any anchor office tenant considering the MRM site will most likely immediately gravitate to Parkplace, because Parkplace has the expansion potential that the MRM site does not. Parkplace will in essence act as a "vacuum," absorbing whatever anchor tenant office demand exists or develops in the future in the CBD. It will be many years before Parkplace's available square footage is fully absorbed, and the attention of an anchor tenant shifts to the MRM site.

There is some suggestion that Parkplace may seek to amend its current approved plan to add housing as an additional potential use. But even if it were to do so, that would not change the calculus. Parkplace will continue to provide substantial office capacity that will leave little to no office demand for the MRM site.

In this light, it makes no sense, and would be unfair, to require the MRM site to remain undeveloped for years into the future, in order to preserve a potential future office inventory that may never be needed.

Rather, it is respectfully requested that the Planning Commission recommend approval of the MRM PAR, and allow for the possibility of affordable housing, public benefits, retail, and construction jobs, rather than stasis and stagnation.

Sincerely,

G. Richard Hill

GRH:ldc

Angela Ruggeri

From: Eric Shields
Sent: Tuesday, March 04, 2014 11:04 AM
To: Angela Ruggeri
Subject: MRM

Another I may have already sent you.

Eric Shields

From: Connie Fasano [mailto:connie.fasano@gmail.com]
Sent: Monday, March 03, 2014 5:05 PM
To: Planning Commissioners
Subject:

In regards to the MRM request to allow it to build an 8 story apartment building at 434 Kirkland way.

We were (are still) in favor of granting a height increase to the developers of Park Place (if another developer steps in.)
We favored it because it was office space in a zone designated for business not living space and the development included
retail and community space to replace what is already a vital retail and business area. In essence they traded retail space
for an increase in the height limit. What is MRM offering in trade for their extra 3 stories?

MRM's contention that they should also get the same allowance of a 3-story increase for an apartment complex does not compute.
This area (CBD-5) in the East core of downtown is designated solely for office and retail and should not be changed to residential.

We might be tolerant of this allowance if it became part of the overall hope of a retail below and business space above for Park Place.
And if the plan included ground floor retail and business rental space on the bottom two floors.

Current City ordinances would not seem to allow the Planning Commission to grant this request!! In point of fact it appears that
the plan to construct apartment space in the only Zone in the city that is designated business only (office and retail) is not valid
or legal.

Thank you for your attention and consideration.

Connie and Greg Elliot
212 4th St S. Kirkland WA
cdgelliot@frontier.com

Angela Ruggeri

From: Eric Shields
Sent: Monday, March 03, 2014 8:24 AM
To: Angela Ruggeri
Subject: FW: Change to Comprehensive Plan

Eric Shields

From: Sharron Williams [mailto:sharronwilliams@msn.com]
Sent: Monday, March 03, 2014 6:31 AM
To: Planning Commissioners
Subject: Change to Comprehensive Plan

Kirkland does not need an 8-story apartment on Kirkland Way. We do not want or need to become another Bellevue nor do we need to have to deal with the parking issue this type of development would bring. We need to keep and save the remaining employment and business areas available so as to retain a balance with housing opportunities. Thank you.

Sent from Windows Mail

Angela Ruggeri

From: Eric Shields
Sent: Monday, March 03, 2014 8:26 AM
To: Angela Ruggeri
Subject: FW: Undeliverable: MRM development

Eric Shields

-----Original Message-----
From: Frank Monahan [mailto:frank.c.monahan@gmail.com]
Sent: Sunday, March 02, 2014 12:44 PM
To: Planning Commissioners
Subject: Fwd: Undeliverable: MRM development

>
>
> I urge you to turn down the request for 8 stories on the property in Parkplace. We don't need more hi-rise living space we need a strong business core. The 3 story variance was because of the total comprehensive busy development that went along with the original developers plan. Lets not sell out to the first thing tat comes along.
>

Angela Ruggeri

From: Eric Shields
Sent: Monday, March 03, 2014 8:26 AM
To: Angela Ruggeri
Subject: FW: Approve the MRM project at 434 Kirkland Way

Eric Shields

From: Carolyn and Jim [mailto:Carolynandjim@hitterworld.com]
Sent: Sunday, March 02, 2014 11:10 AM
To: Planning Commissioners
Subject: Approve the MRM project at 434 Kirkland Way

Dear Planning Commision,

After receiving a flyer from the anti-MRM forces we're sending you this request to **approve** the proposal to build an 8-story apartment building on the Albertsons/hardware store/Microsoft site. Let's face it, Ken Davidson's objection to this building is merely an attempt to preserve his views. He can say all he wants about Comp Plan "visions" but what Kirkland needs is downtown density in both residential and office sectors.

One of the things that we're more interested in is the control of the look and feel of any construction on this site. We have enough buildings constructed without responsible architectural input. An 8-story building will never be built to meet the "quaint" criteria of so many Kirklanders. We're sure there's plenty of leverage attained when a change in the zoning or Comp Plan is negotiated to **require** attractive setbacks, amenities and materials. Just maxing out volume on this site is not good enough. Please, set design standards very high; let this site be a kick-starter for a beautiful ParkPlace.

Sincerely,
Jim Hitter and Carolyn Hitter

Angela Ruggeri

From: Eric Shields
Sent: Monday, March 03, 2014 8:27 AM
To: Angela Ruggeri
Subject: FW: 8-story app - Kirkland

Eric Shields

From: E. McCaig [mailto:e.mccaig@outlook.com]
Sent: Saturday, March 01, 2014 11:45 AM
To: Planning Commissioners
Subject: 8-story app - Kirkland

Hello,
I am writing express that **I do not feel we need an 8-story apt complex** next the KPC/Pancake House. We don't even have enough streets to handle the flow of traffic nor do we need more people living downtown...
Thank you!
-Erica McCaig

Angela Ruggeri

From: Eric Shields
Sent: Monday, March 03, 2014 8:30 AM
To: Angela Ruggeri
Subject: FW: Please preserve our city, and stop 8-story buildings from going up

Eric Shields

From: Vanessa Howell [mailto:vanessa@vanessalh.com]
Sent: Friday, February 28, 2014 8:43 PM
To: Planning Commissioners
Subject: Please preserve our city, and stop 8-story buildings from going up

Hi there,

I'm writing you in regards to the recent proposal by MRM to build an 8-story apartment building at 434 Kirkland Way.

I love Kirkland. Our city has a unique character that is charming, intimate and welcoming. A vibrant city center with many local businesses, walkable streets and abundant free space to relax.

It was with some concern that I read about the proposal to put an 8-story building at 434 Kirkland Way. I think high rise buildings will significantly detract from our city's culture, and turn it into a city of barren office towers and isolating high rise apartment buildings.

I urge you to deny the request for an 8 story building, at this location or any location in Kirkland.

Preserve our city's vibrant, small town intimate character. I know this is something we all cherish.

With regards,
Vanessa

Angela Ruggeri

From: Eric Shields
Sent: Monday, March 03, 2014 9:17 AM
To: Angela Ruggeri
Subject: FW: No 8 story apartment buildings in downtown Kirkland

Eric Shields

From: Bruce Aker [mailto:bruce.aker@frontier.com]
Sent: Monday, March 03, 2014 8:44 AM
To: Planning Commissioners
Subject: No 8 story apartment buildings in downtown Kirkland

To whom it may concern,

No 8 story apartment buildings in downtown Kirkland.

Bruce Aker

Angela Ruggeri

From: Eric Shields
Sent: Monday, March 03, 2014 2:47 PM
To: Angela Ruggeri; Paul Stewart
Subject: FW: 8-story building in downtown Kirkland

Eric Shields

From: Amy Bolen
Sent: Monday, March 03, 2014 2:22 PM
To: City Council
Cc: Kurt Triplett; Marilynne Beard; Marie Jensen; Eric Shields
Subject: 8-story building in downtown Kirkland

Margaret called to express her opinion on the 8-story building proposed for downtown.
She is unable to get to Council meeting, and does not use email. I told her I would type her thoughts and forward to you.

"I don't think an 8 story apartment building should be built here in the middle of Kirkland. I'm sure it would take out a lot of people's views. Definitely do not think they should be trying to put up 8 story apartment building on Lake WA Blvd."

Margaret Flemming
1015 1st Street, Kirkland
425-827-1043

Amy Bolen
Executive Assistant
City Managers Office, City of Kirkland
123 5th Avenue, Kirkland, WA 98033
(425) 587-3007

Angela Ruggeri

From: Angela Ruggeri
Sent: Tuesday, March 04, 2014 5:02 PM
To: Planning Commissioners
Subject: FW: MRM request for change to Comprehensive Plan

-----Original Message-----
From: christy monahan [mailto:christymonahan@gmail.com]
Sent: Tuesday, March 04, 2014 3:21 PM
To: PlanningInfo
Subject: MRM request for change to Comprehensive Plan

To: Planning Commissioners
From: Christy Monahan

I am a resident of Kirkland and appreciate the work you do to balance growth and livability. I am very concerned about the request from MRM to change the Comprehensive Plan and allow an 8 story apartment building on property zoned for office and retail development. I feel strongly that we need to keep the integrity of the Comprehensive Plan and leave the zoning as it is. I hope you will agree with this and deny the to request to change the plan.

Thank you,
Christy Monahan
303 2nd Street South B5
Kirkland WA 98033

Angela Ruggeri

From: Eric Shields
Sent: Tuesday, March 04, 2014 11:09 AM
To: Angela Ruggeri
Subject: FW: 434 Kirkland Way

Eric Shields

From: Patrice Heston [mailto:patrice@danceonin.com]
Sent: Tuesday, March 04, 2014 11:08 AM
To: Planning Commissioners
Subject: 434 Kirkland Way

I am the owner of a small business in Kirkland as well as a Kirkland homeowner and I strongly support the current height zoning on this property as well as support for the retail and business core. We need the retail and business tax base to support services to a growing residential area.

Patrice Heston,
Highland's resident and owner of Dancewear Center

March 1, 2014

Kirkland Planning Dept.
123 5th Ave.
Kirkland WA 898033

Gentlemen:

I am firmly against the proposed amendment to allow 8 stories rather than 5 stories in the CBD5 zoning area. 8-story buildings would destroy Kirkland's small-town charm and compromise the view of the water for many.

Please defeat this amendment.

George H. Pro
120 6th Court
Kirkland WA 98033

Angela Ruggeri

From: Eric Shields
Sent: Tuesday, March 04, 2014 8:08 AM
To: Angela Ruggeri
Subject: FW: MRM 434 Kirkland Way

Eric Shields

-----Original Message-----
From: Pat Knight [mailto:pknight312@me.com]
Sent: Monday, March 03, 2014 5:54 PM
To: Planning Commissioners
Subject: MRM 434 Kirkland Way

Downtown Kirkland is being besieged by developers desiring to build multi story buildings. The owners of this parcel of land have tied themselves to the planning commissions approval of giving the owners of Park Place an eight story mega development permit. We attended many meetings attempting to inject some sanity into the plan which was unfortunately approved.
Obviously it was a flawed plan which was approved. Nothing has happened because developers cannot find an "anchor" which would make such a project financially viable. Possible anchos are not fools and they go elsewhere.
Now you want to add more apartments to an already overbuilt town which already has traffic congestion, parking congestion not to mention infrastructure issues. There are empty store fronts all over. Why would a small business want to invest in this chaos? PLEASE do not approve this project, it will not be good for anyone.
Ron and Pat Knight

Angela Ruggeri

From: Eric Shields
Sent: Friday, February 28, 2014 8:45 AM
To: Angela Ruggeri
Subject: FW: MRM requested change to Kirkland's Comprehensive Plan

Eric Shields

From: Linda Hendrickson [mailto:lindajsh@comcast.net]
Sent: Friday, February 28, 2014 8:26 AM
To: Planning Commissioners
Subject: FW: MRM requested change to Kirkland's Comprehensive Plan

Please disregard my earlier incomplete message below. I mistakenly sent it before finishing it.

My husband and I have lived in Kirkland since 2001, the first 5 years in a condo complex on Lake Washington Boulevard and the last 7+ in a single family home in the Norkirk neighborhood. We have watched parts of Kirkland develop and others stagnate. I understand that the economy has had serious negative impacts on development in Kirkland and how important it is to manage growth and consider impacts on roads, traffic, parking, neighborhoods, etc.

Having served as an elected public official in another city, I know that you can't please everyone all of the time and I thank you all for your volunteer service to our city. While I am not well informed regarding the MRM request, I am very bothered by a recent mailing we received from Davidson, Serles & Associates that purports to be interested only in "saving the business district for business". My recollection is that this entity is the same organization that litigated to block redevelopment of Parkplace in 2011, while in their mailing making it sound like that was a good proposal and MRM's isn't. Further, I'm offended that this group doesn't disclose that it's likely some of their opposition is due to their ownership of the building east of Parkplace which would be impacted by loss of views.

In your deliberations and decision, I hope you will continue to focus on what's good for continuing to support redevelopment of tired areas in Kirkland, most notably Parkplace, rather than the seemingly self-centered interests of adjacent property owners. Thank you again for your service.

Linda Hendrickson

From: Linda Hendrickson [mailto:lindajsh@comcast.net]
Sent: Friday, February 28, 2014 7:45 AM
To: 'planningcommissioners@kirklandwa.gov'
Subject: MRM requested change to Kirkland's Comprehensive Plan

I am not fully informed regarding the MRM requ

Angela Ruggeri

From: Eric Shields
Sent: Friday, February 28, 2014 8:37 AM
To: Angela Ruggeri
Subject: FW: Say NO to MRM's 8-story apartment complex proposal

Eric Shields

From: Bernice Jing Ye [mailto:bernice.ye@gmail.com]
Sent: Friday, February 28, 2014 12:12 AM
To: Planning Commissioners
Subject: Say NO to MRM's 8-story apartment complex proposal

Hi Dear Planning Committee,

I would like to petition that the City of Kirkland to reject the MRM's proposal for a 8-story apartment complex.

This proposed the plan will not only block the view of beautiful kirkland skylight and lake washington, it will also bring huge density, parking and traffic issues right off 405, which makes anyone to go in and out of kirkland very difficult.

Please take this very seriously and reject the MRM's new plan. The original plan will bring benefits to residents here and the new plan will be destructive.

Thanks!
-Bernice

Angela Ruggeri

From: Eric Shields
Sent: Wednesday, March 05, 2014 8:46 AM
To: Angela Ruggeri
Subject: FW: Re MRm request to build EIGHT story apartment building.

Eric Shields

From: vcaunt@aol.com [mailto:vcaunt@aol.com]
Sent: Tuesday, March 04, 2014 10:43 PM
To: PlanningCommissioners@kirklandwa.gov.
Subject: Re MRm request to build EIGHT story apartment building.

Members of the Kirkland Planning Commission,

We have owned a home in Kirkland for the past ten years. We bought here because of the uniqueness of this city. Since we have been here, our property taxes have soared and our ability to navigate the city has been greatly diminished. Finding parking, if you choose to drive into town, has become increasingly frustrating.

I am writing in regards to the eight story building that is proposed on the property at 434 Kirkland Way.

It seems the planning commission is more concerned about building a tax base, while totally disregarding how it affects the lifestyle of those of us living the the downtown area.

Parkplace, new condos along Lk. Wash. Blvd. and 85th, will you only stop this insanity when there is gridlock each and everyday?

Perhaps looking at traffic flow and solving our already existing congestion issues might be the prudent place to start rather than building building building and then ending up with an unsolvable situation.

Totem Lake could certainly use some updating, so perhaps your desire for expansion should focus on that part of the city. Eight stories there would definitely fit in with the existing hospital and various other tall buildings in the area.

I am for making downtown Kirkland better, but erecting high rises will only destroy what we now have. Most of us moved here because Kirkland was special.

Disappointed is an understatement on how I feel about this Planning Commission decisions. My advise to all of you, is look past today. Once these tall building start popping up, there is no going back.

Virginia Caunt

Angela Ruggeri

From: Eric Shields
Sent: Friday, March 07, 2014 8:25 AM
To: Angela Ruggeri
Subject: FW: Eight story in Kirkland

Eric Shields

From: Trudy Goldkamp [mailto:goldkamptrudy@gmail.com]
Sent: Thursday, March 06, 2014 6:33 PM
To: Planning Commissioners
Subject: Eight story in Kirkland

Kirkland does not need an eight story building! We can hardly move on the streets now. (traffic jams) I've heard the comments, people are going to ride the bus, they only have one car. That is not realistic. With the new Google building adding cars an eight story building is to much. You let one eight story building go up where will it stop. Eight story building will ruin the uniqueness of our town. I don't want to see a small Bellevue.
Thank you
Trudy Goldkamp