



MEMORANDUM

To: Planning Commission

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

Date: November 7, 2013

Subject: MRM PRIVATE AMENDMENT REQUEST (PAR) – Draft Supplemental Environmental Impact Statement (SEIS)
FILE # ZON11-00006/SEP13-00554

RECOMMENDATION

Receive public comment on the MRM Draft SEIS and discuss potential amendments and project schedule.

BACKGROUND DISCUSSION

The City Council has 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 additional residential uses on the entire site. The existing zoning allows residential uses only:

- (1) On properties with frontage on Second Avenue; and
- (2) Within 170' of Peter Kirk Park provided that the gross floor area of the use does not exceed 12.5% of the total gross floor area for the subject property.

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

Environmental Review

The Public meeting on November 14 will be hosted by the SEPA Responsible Official (the Planning Director) and the Planning Commission. The main purpose of this meeting is

to provide interested parties an opportunity to comment on the Draft SEIS for the MRM Private Amendment Request.

A determination of significance was issued on 4/18/13. The MRM PAR SEIS will be a supplement to the 2010 Supplemental EIS that was done for the Parkplace project. The scope includes the following topics: Land Use Patterns; Relationship to Plans and Policies; Population, Housing, and Employment; Aesthetics; Transportation; Public Services; and Utilities. A report on fiscal and economic issues is also provided in an appendix to the SEIS. The Draft SEIS was issued on 10/17/13 and the public comment period is from October 17, 2013 to November 18, 2013 at 5:00 pm.

The Draft SEIS evaluates a large number of alternatives to test a variety of outcomes and provide comprehensive information about the environmental effects of the proposed PAR. A summary of the Draft SEIS was presented at the October 24, 2013 Planning Commission meeting. The PowerPoint presentation from that meeting is available on the MRM website at the following link.

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

The complete draft SEIS is available for viewing at the above site. Paper copies are also available at the Planning Counter at City Hall and at the Kirkland Library.

Project Discussion

Following the public comment, staff suggests that the Commission take time to offer your thoughts about the proposed amendments to increase height and add residential uses in CBD 5.

Next Steps

- Supplemental EIS comment period October 17, 2013 to November 18, 2013
- Planning Commission study session December 5, 2013 at 7:00 on the proposed amendments.
- Public Hearing on proposed amendments in January 2013.
- Final SEIS will be complete in March 2014.
- Planning Commission recommendation to City Council in March 2014 (after reviewing the Final SEIS).
- City Council final decision in April 2014.

Attachments:

1. Site/study area map

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

**MRM PRIVATE
AMENDMENT REQUEST
ZON11-00006**

