



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

Date: September 20, 2012

Subject: PARKER PRIVATE AMENDMENT REQUEST (PAR)
FILE CAM12-00290

RECOMMENDATION

Review and provide direction to staff on the Parker PAR to amend the Comprehensive Plan and Zoning Code to allow increased density for the property in the PLA 5C zone. Staff will then prepare specific text and map changes to be considered at the public hearing in November.

BACKGROUND DISCUSSION

The City Council has directed staff to study this proposed amendment to the Comprehensive Plan and Zoning Code for PLA 5C. The amendment would allow increased density for the parcel at 911 - 5th Avenue in the Moss Bay Neighborhood (see Attachment 1). The property is currently developed with office uses and there are office uses to the south. The post office is to the west. There is multifamily housing to the east and NE 85th Street is directly north of the site.

This proposal is a further refinement of the 2008 proposal included in the Downtown Area Planned Action Ordinance. The 2008 proposal included the Parkplace mixed use project along with two other PARs (the Orni proposal and the Altom proposal). The Parker property was included in the Orni proposal. At that time, the Orni request was to rezone the area from PLA 5D to PLA 5C, and to change the land use designation from High Density Residential to Office/Multifamily. This rezone increased the permitted height on the subject properties from 30' above average building elevation to the lower of 6 stories or 60' above average building elevation. Amendments to the PLA 5C zoning regulations require buildings to step down to 4 stories or 40' above average building elevation for the portion of the buildings within 325' of the residential properties to the east. Although multifamily residential uses are allowed in PLA 5C, increased density was not part of the original proposal. An amendment for increased density was approved for the Altom PAR in 2011. That amendment allowed the residential density on only the Altom site to be commensurate with the increased height allowed in 2008.

Staff is proposing that the full PLA 5C zone be studied (see Attachment 1), rather than just looking at the Parker property. Another option would be to study the properties that were included in the original Orni PAR. The allowable density in PLA 5C is 24 units per acre, except in the Altom PAR area. The proposal would remove the maximum density indicated by units per acre. Instead, density would be determined by the number of units that would fit in the building envelope. The building envelope is

determined by the Zoning Code regulations relating to required yards, maximum height and lot coverage. This is how density is currently determined in the Central Business District which is just west of the PLA 5C zone.

Other Points to Consider

- The properties share characteristics with the downtown and densities are also established through building height and bulk requirements in the Central Business District. The one difference is that design review is only required in PLA 5C for buildings over 30' above average building elevation.
- The density/floor area ratio for the property was raised for office development with the original amendment, but remained limited for multifamily. Because of this, the present designation and zoning encourages office and discourages the development of multifamily.
- Height limits in the Zoning Code for PLA 5C are expressed in terms of number of stories as well as number of feet. It may make more sense to consider amending the code to just use maximum feet since this is less confusing and is the way height is expressed in other zones in the City.

Potential changes include:

- Change in density for PLA 5C on the Comprehensive Plan Land Use maps.
- Change in Comprehensive Plan language relating to density for PLA 5C.
- Change in density limit in PLA 5C zone of the Zoning Code (an affordable housing requirement will also be included similar to the requirement in Totem Lake and Rose Hill).
- Change Zoning Code height limit to feet only (remove limit on number of stories).

Next Steps

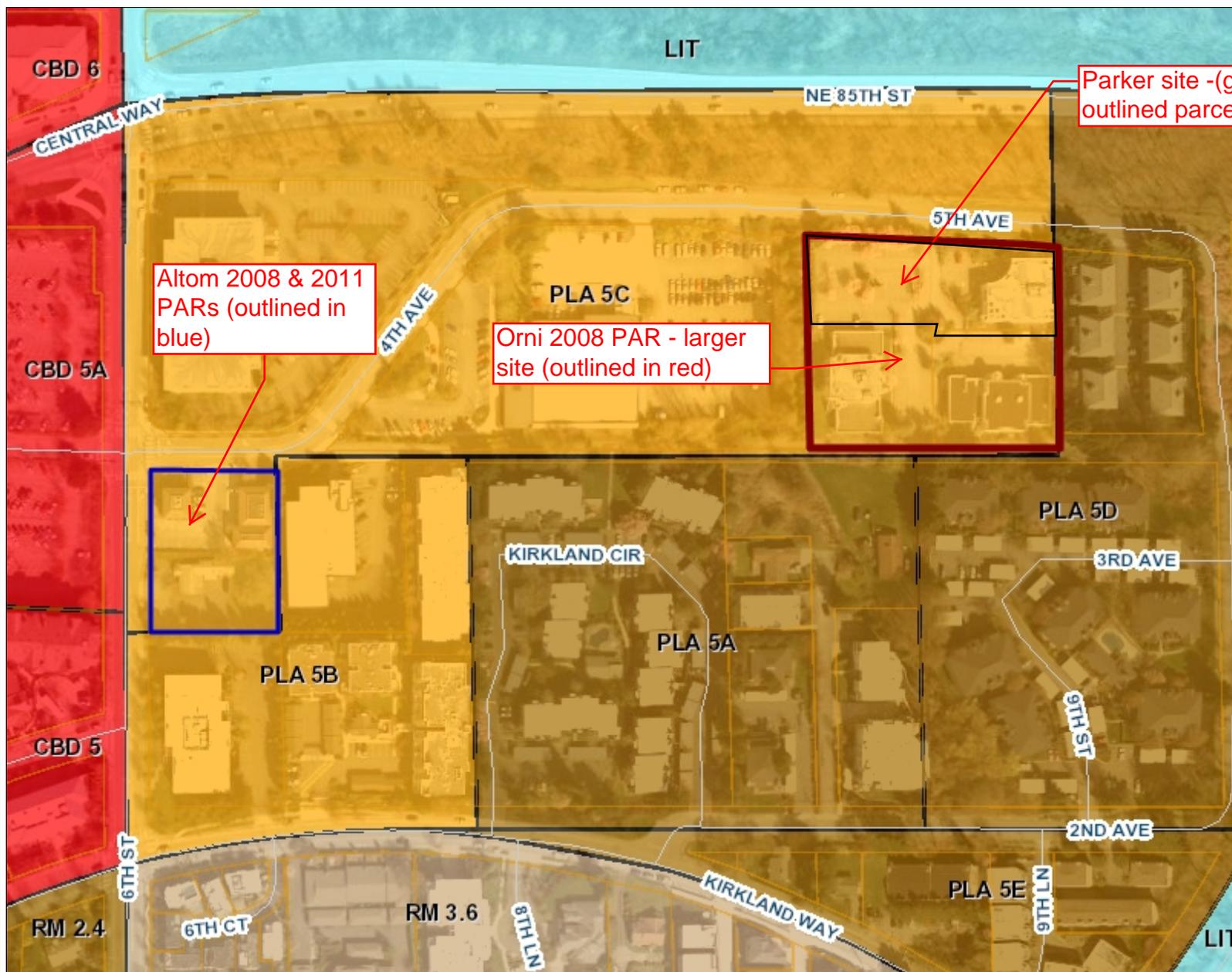
Give staff direction on:

- Study area size.
- Density standard.
- Way to regulate height.
- If another study session is needed before the public hearing.

Attachments:

1. Map of the PAR area

cc: File CAM12-0029
Ron Parker
Moss Bay Neighborhood Association
KAN



Altom 2008 & 2011 PARs (outlined in blue)

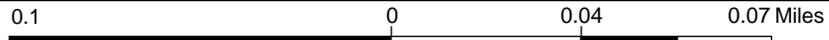
Orni 2008 PAR - larger site (outlined in red)

Parker site - (grey outlined parcel)

Legend

- Streets
- Parcels
- Zoning
 - Commercial
 - Industrial
 - Transit Oriented Development
 - Office
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Institutions
 - Park/Open Space
- z_Image09
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter Map Description