



MEMORANDUM

To: Planning Commission

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

Date: October 18, 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 properties in the PLA 5C zone. Amendments to the Zoning Code would also express height limits in feet rather than in both feet and number of stories which is now the case.

Discuss and provide direction to staff on other potential changes to the PLA 5C zone that are listed below. Staff will prepare specific text and map changes to be considered at the public hearing on November 15, 2012.

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 (zoned PLA 5D) 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 required 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. 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. An amendment for increased density was approved for the Altom PAR in 2011. The Altom PAR is also located in PLA 5C. That amendment allowed the residential density on only the Altom site to be commensurate with the increased height allowed in 2008.

Staff has been given direction by the Planning Commission to study the full PLA 5C zone (see Attachment 1), rather than just looking at the Parker property. In addition to the office buildings that are located on the Orni and Altom properties, the PLA 5C zone includes a 4 story office building on the corner of Central Way and 6th Street and the US Post Office. The PLA 5C zone is surrounded by Parkplace and the Central Business District to the west; NE 85th Street to the north; multifamily development to the east; and office and multifamily development with one single family home to the south (PLA 5A). The allowable density in PLA 5C is presently 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

After reviewing the whole PLA 5C zone, staff has found other sections of the Zoning Code regulations that may require amendments.

- **Design Review:**

The properties in PLA 5C share characteristics with the Central Business District (CBD) and in the CBD densities are established through building height and bulk requirements. However, one difference between the two zones is that design review is required in the CBD. In the PLA 5C zone, administrative design review is only required for buildings over 30' above average building elevation (ABE) that are either south of 4th Avenue and within 180' east of 6th Street (Altom PAR area) or within 325' of the PLA 5C eastern boundary (a portion of the Orni PAR).

Potential Code Amendments:

1. Require Administrative Design Review for all buildings over 30' above ABE throughout the entire zone.
2. Require Administrative Design Review for all buildings in PLA 5C.
3. Use Chapter 92 to determine if the application requires Administrative Design Review or Review by the Design Review Board (this is how it is determined in the CBD).

- **Common Recreational Open Space:**

In PLA 5C, 200 square feet of common recreational open space is required per unit of multifamily housing. This is not a requirement in other zones where density is determined by building height and bulk (such as the CBD, JBD and Totem Lake).

Potential Code Amendments:

1. Remove the requirement for common recreational open space for the PLA 5C zone.
2. Reduce the requirement to something less than 200 square feet per unit (for example: 50 square feet per unit or 10% of lot area).

- Front Yard Setback Requirements:

The present zoning requires an additional 1' setback from the front property line for each one foot above 30' in height. The existing front property line setback is 20', so if a building is 60' high it would be required to be setback from the front property line 50'. The front property line setback is 0' for most uses in the CBD and JBD. The front property line setback is 10' for many of the uses in Totem Lake and the North Rose Hill Business District.

Potential Code Amendments:

1. Reduce the front setback yard from 20' to 10'.
2. Remove the requirement for an additional 1' of setback for each 1' of height above 30' ABE.

- Height Limits Expressed in Feet and Number of Floors:

Height limits in the Zoning Code for PLA 5C are expressed in terms of number of stories as well as number of feet. It will be less confusing and consistent with other areas of the code if maximum height is expressed in feet rather than in both feet and number of stories which is now the case.

Potential Code Amendment:

1. Express height in feet only (remove story limit).

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).
- Change common recreational open space requirement.
- Change front yard setback requirements.
- Change design review requirements.

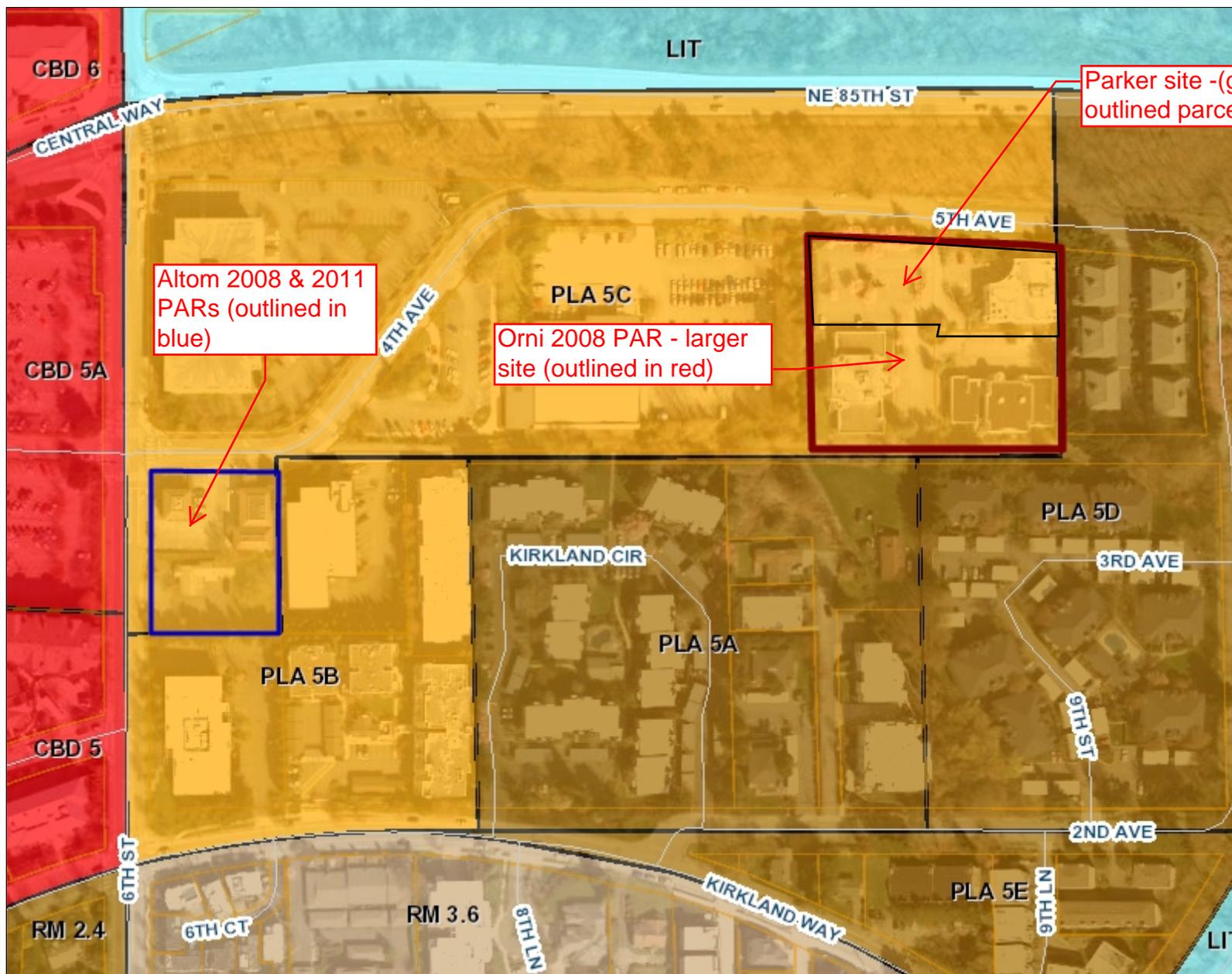
Next Steps

Give staff direction on code amendments for entire zone. Some of the changes noted above were not included in the initial public notice. Depending on the scope of the changes being considered a revised public notice would be issued. A public hearing is scheduled for November 15, 2012. The City Council is scheduled to consider adoption of the amendments on December 11, 2012.

Attachments:

1. Map of the PAR area

cc: File CAM12-00290
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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Notes

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