



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, Planning Director

Date: November 6, 2014

Subject: Parkplace Amendment Request

RECOMMENDATION

Receive a briefing on the proposed amendments to the Zoning Code for CBD-5A and the proposed modifications to the Master Plan and Design Guidelines for Parkplace. Review and discuss the work plan for the Parkplace amendments.

BACKGROUND DISCUSSION

At its October 21, 2014 meeting, the City Council directed the Planning Commission to study and provide a recommendation on the Parkplace proposal to amend the zoning text for CBD 5A and on the requested modifications to the Master Plan and Design Guidelines. The property owner's letter of request to the City Council is included as Attachment 1. As discussed below, the most significant amendment requested is to increase the percentage of residential use allowed.

Staff has determined that Comprehensive Plan amendments will not be necessary for this proposal. The Comprehensive Plan Chapter for the Moss Bay Neighborhood, Downtown Plan states that "Limited residential use should be allowed as a complementary use" within the Parkplace Center site along with retail and office uses. "Limited" is not defined in the Comprehensive Plan.

In the adopted Master Plan and Design Guidelines, major modifications to the Master Plan are required to be reviewed by staff for consistency with the Comprehensive Plan and to be approved by the City Council. KMC 3.30.040 states that the City Council shall consult with the Planning Commission prior to amending the Master Plan and Design Guidelines.

The Planning Commission will make recommendations to the City Council on the zoning text changes and amendments to the Master Plan and Design Guidelines. The Planning Commission will not be reviewing the actual design of the project.

The project design will be reviewed by the Design Review Board (DRB) in 2015, after the City Council has made a decision on the proposed changes to the zoning text and the Master Plan and Design Guidelines. These documents will be used by the DRB in their review of the project design.

The Parkplace property (see Attachment 2) is now owned by KPP Development LLP and the owner has presented the City with its proposal to modify the zoning text for CBD 5A and the adopted Master Plan and Design Guidelines for Parkplace. The proposed project is expected to have significantly less square footage than the original 1.8 million in the previous proposal. The estimated square footages for uses in the new project are:

- 610,000 sf of office space,
- 210,000 sf of commercial space (145,000 sf of general retail, which includes a relocated and enlarged QFC; 35,000 sf for a movie theater; and 30,000 sf for a health club), and
- 315,000 sf of multi-family residential space. The residential space would include a maximum of 300 dwelling units.

The Parkplace property was rezoned and a Master Plan and Design Guidelines were adopted in December of 2008. The design for a 1,675,000 square foot mixed use development with 1,170,000 square feet of office, as well as, retail, a hotel, and an athletic club was approved by the Design Review Board in December of 2010.

The approved zoning allowed building height up to a maximum of 8 stories (up to 115 feet) on most of the site, with lower heights adjacent to Peter Kirk Park and Central Way. No changes are being proposed to the allowed height.

The proposed changes to the zoning text that the Planning Commission will be reviewing include the following (see Attachment 3):

- The current zoning code limits residential development to 10% of the total gross floor area on the site; a zoning amendment is requested to increase this limit to 30%.
- The current code requires that the gross floor area of retail and restaurant uses be equal to or greater than 25% of the gross floor area of office uses in the zone. The current zoning also provides an incentive to include a movie theater in the project. The code states that 10% of the square footage of the movie theater will count toward the minimum gross floor area of retail and restaurant uses which is required. A zoning text amendment to change this incentive to 20% of the square footage of the movie theater has also been proposed.
- There may also be other zoning text changes required once the proposal for the modified plan is complete. For example, a bank drive-through may be contemplated on the eastern portion of the site, requiring a zoning text

amendment. Specific language will be developed by the staff and brought to the Planning Commission study session on December 11, 2014.

Proposed changes to the wording of the Master Plan and Design Guidelines will also be provided at the study session on December 11, 2014.

PUBLIC OUTREACH

Section 160.40.2 of the Zoning Code requires that a notice of the proposal and the public hearing be distributed at least 14 calendar days before the public hearing as follows:

- 1) The notice, or a summary thereof, will be published in the official newspaper of the City.
- 2) The notice, or a summary thereof, will be posted on each of the official notification boards of the City.
- 3) The notice will be posted on the City's website.

In addition to these requirements, staff proposes that public notice signs be posted on the site and there be a mailing to the surrounding property owners and residents.

SCHEDULE

An addendum to the Planned Action EIS and Supplemental Planned Action EIS that were done for the original Parkplace proposal is being prepared. The addendum will include updated traffic information. Revisions to the Planned Action Ordinance will also be necessary.

The following is a tentative schedule for the project.

12/11/2014 - Planning Commission study session to review proposed zoning text amendments and changes to the Master Plan and Design Guidelines. **

01/29/2015 – Planning Commission review of EIS addendum, public hearing on the proposal and recommendation to the City Council.

02/17/2015 – City Council considers Planning Commission recommendation and adopts zoning code and master plan amendments.

**Staff is planning to begin the discussion of the MRM private amendment request (Study area CBD 5) in March 2015 or following a decision on the Parkplace amendments. The initial MRM discussion can be included at the 12/11/2014 study session if the Planning Commission determines that would be helpful.

Attachments:

1. Letter from G. Richard Hill dated October 3, 2014
2. Site Plan
3. Use Zone Chart for CBD 5A

Cc: Rich Hill, Attorney for KPP Development LLP
Bill Pollard, Talon Private Capital
Jim Neal, Talon Private Capital
Joe Razore, MRM Kirkland, LLC
Moss Bay Neighborhood Association
KAN

McCULLOUGH HILL LEARY, PS

October 3, 2014

Kirkland City Council
123 Fifth Avenue
Kirkland, WA 98033

Re: Kirkland Parkplace

Dear City Councilmembers:

As you may know, the Kirkland Parkplace property is now owned by KPP Development LLP (“KPP”). Over the last few months, KPP has been reviewing the feasibility of options for redevelopment of Parkplace, using as a template the admirable work done by the City on the 2008 Parkplace Master Plan and Design Guidelines. KPP will soon be presenting to the City its proposed modified plan.

To that end, KPP is asking the City, respectfully, to consider the adoption of a few minor changes to the text of its Zoning Code, including modifications to the current CBD 5A provision addressing the balance of office and residential uses, and revisions to the current Master Plan and Design Guidelines that are incorporated into the CBD 5A zoning regulations.

The purpose of this letter is to ask the Council to authorize Staff and the Planning Commission to commence the processing and consideration of these proposed modifications.

KPP is excited to work with the City to plan for a project that can be developed, will implement the City’s comprehensive plan, and will contribute to a vital and healthy downtown community.

Sincerely,



G. Richard Hill

cc: Eric Shields
Angela Ruggeri

Attachment 3

50.36 User Guide – CBD 5A zones.

The charts in KZC 50.38 contain the basic zoning regulations that apply in the CBD 5A 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.

<p>Section 50.37</p> 	<p>Section 50.37 – GENERAL REGULATIONS</p> <p>The following regulations apply to all uses in this zone unless otherwise noted:</p> <ol style="list-style-type: none">1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.2. See KZC 50.62 for additional building height provisions.
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[link to Section 50.38 table](#)

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.38	 	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						
.010	Mixed Use Development Containing Office, Retail and Restaurant Uses. See Spec. Regs. 1, 2, 3 and 4.	D.R., Chapter 142 KZC. See Spec. Reg. 1.	None	See Plate 5, Chapter 180 KZC.			100%	See Spec. Reg. 5 and Plates 6 and 7, Chapter 180 KZC.	None	E See Spec. Reg. 6.	See Spec. Reg. 7.	<ol style="list-style-type: none"> 1. Development under this use shall be pursuant to the Parkplace Master Plan and Design Guidelines contained in Chapter 3.30 KMC. Compliance with the Master Plan and Design Guidelines shall be determined through DR, Chapter 142 KZC. 2. The gross floor area of retail and restaurant uses in this zone shall be equal to or greater than 25 percent of the gross floor area of office uses in this zone. Retail uses may include accessory short term drop-off children's play facilities. 3. The following additional uses are allowed subject to restrictions listed: <ol style="list-style-type: none"> a. Hotel or Athletic Club. Accessory retail or restaurant uses shall be included as retail uses under Special Regulation 2, provided they are open to the public. b. Movie theater. This use may be included as a retail use under Special Regulation 2; provided, that the gross floor area of this use shall not count toward more than 10 percent of the required minimum gross floor area of retail and restaurant uses. c. Private Lodge or Club; Church; School, Day-care Center, or Mini-School or Day-care Center; Public Utility, Government Facility, or Community Facility; Public Park. d. Assisted Living Facility (including a nursing home if part of the facility); Stacked or Attached Dwelling Units; provided, that the gross floor area of these uses does not exceed 10 percent of the total gross floor area for the Master Plan. 4. The following uses are prohibited: <ol style="list-style-type: none"> a. Any retail establishment exceeding 70,000 square feet. b. At grade drive-through facilities. c. The outdoor storage, sale, service and/or rental of motor vehicles, sail-boats, motor boats, and recreational trailers. 5. Rooftop appurtenances may exceed the applicable height limitation by a maximum of 16 feet if the area of all appurtenances and screening does not exceed 25 percent of the total area of the building rooftop. All other regulations for rooftop appurtenances in Chapter 115 KZC shall apply. 6. Prior to installation of permanent signs, the development must submit and receive approval of a Master Sign Plan pursuant to Chapter 100 KZC.

REGULATIONS CONTINUED ON NEXT PAGE

Section 50.38



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.38		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						
.010	Mixed Use Development Containing Office, Retail and Restaurant Uses (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>7. The following establishes the number of parking spaces required:</p> <ul style="list-style-type: none"> a. Residential uses must provide 1.7 parking spaces for each dwelling unit and one parking space for each assisted living unit. b. Restaurants and taverns must provide one parking space for each 125 square feet of gross floor area. c. All other uses must provide one parking space for each 350 square feet of gross floor area. <p>A mix of uses with different peak parking times makes a project eligible for applying a shared parking methodology to parking calculations. Further parking reductions may be appropriate through a transportation management plan (TMP) and parking management measures. The development may propose and the Planning Official may permit a reduction in the required number of parking spaces based on a demand and utilization study prepared by a licensed transportation engineer. The study shall include an analysis of shared parking demonstrating that the proposed parking supply is adequate to meet the peak parking demand of all uses operating at the same time. A TMP and parking management measures shall be incorporated into the analysis. An analysis of the effectiveness of the TMP and parking management measures shall be provided for City review. The City's transportation engineer shall approve the scope and methodology of the study as well as the effectiveness of the TMP and parking management measures.</p>	

