



**CITY OF KIRKLAND**  
**Planning and Building Department**  
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## MEMORANDUM

**Date:** August 3, 2015

**To:** Planning Commission

**From:** Dorian Collins, Senior Planner, AICP  
Paul Stewart, Deputy Director, AICP  
Eric Shields, Director, AICP

**RE:** PUBLIC HEARING ON TOTEM LAKE CITIZEN AMENDMENT REQUESTS  
FILE NO. CAM13-00465, #5 and #14

### I. RECOMMENDATION

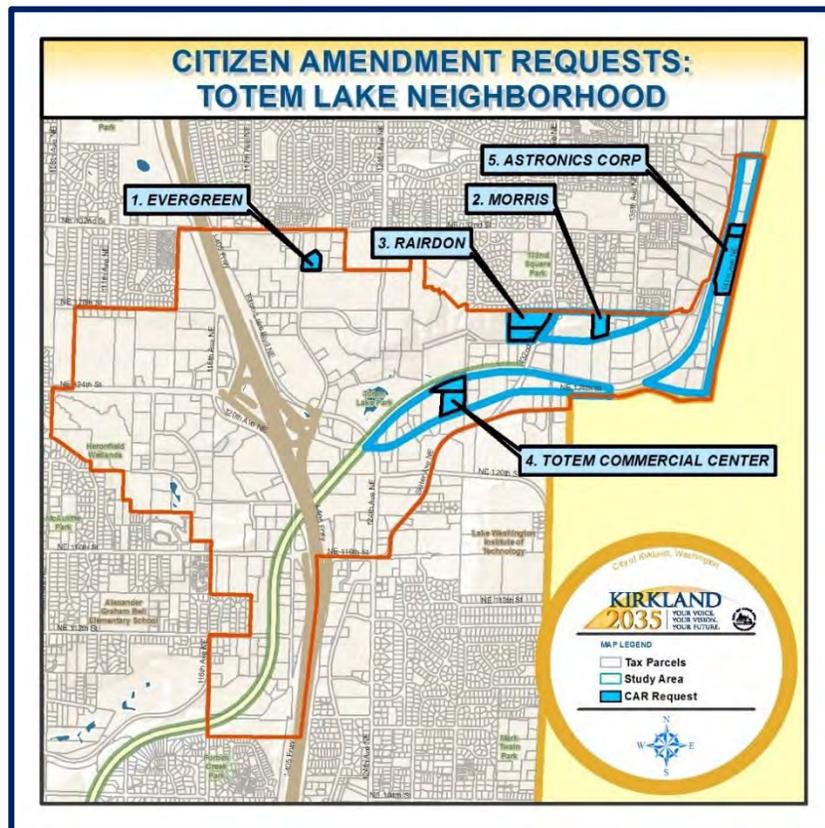
- Hold a separate public hearing and take public comments on each of the five Citizen Amendment Requests for property located in the Totem Lake Business District. The proposals are:
  - **Evergreen Healthcare:** Proposal to change the Comprehensive Plan designation and zoning for one parcel adjacent to the Evergreen Healthcare Medical Center campus. The request is to change the current Office/Multifamily land use designation to Institutional, and the TL 1B zoning to TL 3D (hospital campus zone).
  - **Rairdon:** Proposal involves two parcels. For one parcel, the request is to change the land use designation from Industrial to Industrial/Commercial and the zoning from TL 9A to TL 7. For the second parcel, the request is to change the land use designation from Medium Density Residential to Industrial/Commercial and the zoning from TL 9B to TL 7.
  - **Astronics:** Proposal is to change regulations within the TL 7 zone to allow an increase in maximum building height from 45 feet to 75 feet on the property.
  - **Morris:** Proposal is to change the Comprehensive Plan designation from Industrial to Medium Density Residential, and zoning from TL 7 to RMA 3.6 for one parcel east of 132<sup>nd</sup> Avenue NE and north of NE 126<sup>th</sup> Place in the TL 7 zone. The proposal also includes a request for an increase in maximum building height from 35 feet to 40 feet.
  - **Totem Commercial Center:** Proposal is to change regulations within the TL 7 zone to allow an increase in maximum building height to 80 feet (or higher) and to expand the permitted uses within this zone to include multifamily residential use.

- Following each hearing, the Planning Commission will deliberate and make a recommendation to the City Council.

## II. **TOTEM LAKE CITIZEN AMENDMENT REQUESTS (CARs)**

The five Citizen Amendment Requests (CARs) proposed for property within the Totem Lake Business District are identified on the map below. One request is in the district core (Evergreen Healthcare) and four are for property in areas currently designated as Industrial or Industrial/Commercial. The areas shown bounded in blue for the Morris, Astronics and Totem Commercial Center CARs indicate the expanded study areas considered for these three requests.

All of the Totem Lake CARs have been studied in conjunction with the update of the Plan for the Totem Lake Business District. Over the past few months the Planning Commission has had several study sessions on the CAR's. In addition, staff has briefed the Council on the requests and the Planning Commission's preliminary direction. Information from additional studies, such as the Heartland Study of Industrial Lands and the Draft Environmental Impact Statement have also been provided to the Planning Commission for their consideration in reviewing the requests.



### **Criteria for amending the Comprehensive Plan and legislative rezones**

All of the Citizen Amendment Requests must satisfy the criteria contained in the Zoning Code (KZC Chapter 140) for amending the Comprehensive Plan (including Neighborhood Plans), as well as the criteria for legislative rezones as part of the Comprehensive Plan amendment and Zoning Code or Zoning Map changes contained in Chapter 130 of the Zoning Code. For each of the CARs discussed in this memorandum, an analysis of the criteria is provided. The criteria are described below:

Chapter 140 (KZC):

1. The amendment must be consistent with the Growth Management Act.
2. The amendment must be consistent with the countywide planning policies.
3. The amendment must not be in conflict with other goals, policies, and provisions of the Kirkland Comprehensive Plan.
4. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.
5. When applicable, the proposed amendment must be consistent with the Shoreline Management Act **and the City's adopted** shoreline master program.

Chapter 130 (KZC):

1. Conditions have substantially changed since the property was given its present zoning or the proposal implements the policies of the Comprehensive Plan; and
2. The proposal bears a substantial relationship to the public health, safety, or welfare; and
3. The proposal is in the best interest of the community of Kirkland.

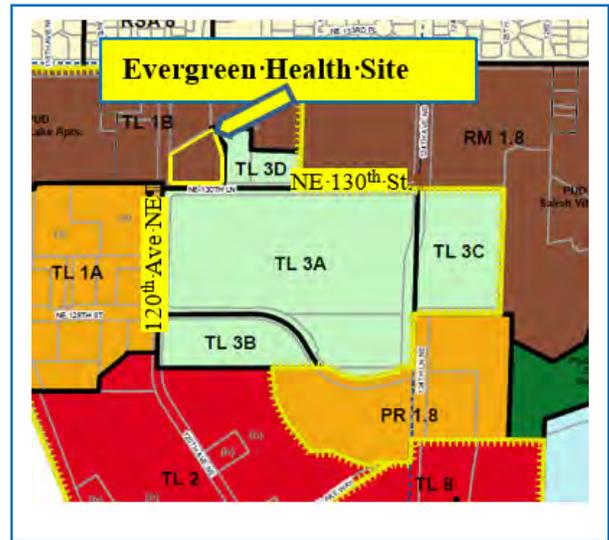
***If there is any additional information that would be helpful for the Planning Commission to have before the hearing in order to deliberate that evening, please contact staff as soon as possible.***

**A. EVERGREEN HEALTHCARE CAR**

**1. Background Information**

The staff report and detailed analysis of the Evergreen Healthcare request and options provided to the Planning Commission for study can be found [here](#) and are summarized below.

Ty Heim, representative for Evergreen Health, submitted an application for a Citizen Amendment Request for a parcel owned by Evergreen, and located adjacent to the campus, at 13014 120<sup>th</sup> Avenue NE (see Attachment 1). The parcel is located within the TL 1B zone. The parcel also lies within the core of the Totem Lake Urban Center.



The request is that the parcel be rezoned from TL 1B to TL 3D to have identical standards to those in place for the campus property located directly to the east. This change would allow the site to be added to the defined boundaries of the Evergreen Healthcare campus, and included in the campus Master Plan.

The subject property contains 74,858 square feet, and is developed with an office building containing approximately 19,100 square feet, used for administrative offices for Evergreen Healthcare.

The subject property is designated Office/Multifamily (O/MF) in the Comprehensive Plan. There is no maximum density for residential development in the area, but a *minimum* of 50 dwelling units per acre is required.

The Draft Environmental Impact Statement for the Comprehensive Plan Update and Totem Lake Planned Action also evaluated the potential environmental impacts of this request. An excerpt from this document containing the analysis of the Evergreen Healthcare request is included as Attachment 2.

## 2. **Analysis of Options**

### **Option 1: No Action,** retain existing zoning

Under this option, the current use of the property could remain the same (office/medical office), or the site could be redeveloped in residential use or mixed use. Residential use in this area may be developed to up to 160' in height, while office use may be developed to up to 45' alone, or up to 160' when included in a mixed use development. Redevelopment of the site in residential use would address housing needs in the Totem Lake Urban Center, but Evergreen Healthcare would not be able to include this property, contiguous to the hospital campus, in the campus Master Plan where future planning can occur in a cohesive manner.

### **Option 2: Rezone the Subject Property to TL 3D**

The rezone to TL 3D would likely result in no change to the use of the site in the near future. Should Evergreen Healthcare choose to demolish the existing structure and redevelop the property, it could be redeveloped in a range of hospital-related functions, **including residential use. Maximum building height for the property would be 65’.** This change would enable Evergreen Healthcare to include the property in its campus Master Plan. This option would, however reduce the residential capacity and potential for redevelopment with a substantial number of housing units. However, since it is owned and planned for hospital-related use, future development in multifamily use is not likely.

**Planning Commission Preliminary Direction:** At the study session on March 12, 2015 when the Evergreen Healthcare CAR was studied, **the Planning Commission’s preliminary direction** was to support the request and rezone the subject property to TL 3D.

**Staff Recommendation:** *Staff recommends **Option 2 - to rezone the subject property from TL 1B to TL 3D.*** This change would allow for more comprehensive planning for the applicant, and a better sense of future uses and impacts for the City when addressing traffic impacts, and in understanding future growth in the Urban Center.

If the recommendation is affirmed, the following amendments would necessary:

- The Totem Lake Business District Land Use Map would be revised to designate the property for Institutional use (see Attachment 3), and
- The Zoning Map would be revised to show the rezone for the parcel from TL 1B to TL 3D (see Attachment 4).

### **3. Staff evaluation of criteria for amending the Comprehensive Plan and legislative rezones**

In its analysis, staff concludes that a rezone of the subject property from multifamily to institutional should be supported. Evergreen Healthcare has acquired the medical office building located on the property, and the rezone would enable this space to be included in comprehensive planning for the Medical Center campus. Rezoning would be consistent with surrounding zoning to the south (TL 3A – Institutional) and east (TL 3D – Institutional) and compatible with zoning to the west (Multifamily/Office) and north (Multifamily/Office).

The rezone would implement the following specific goals and policies of the Totem Lake Neighborhood Plan:

*Goal TL-9: Support and strengthen the role of Evergreen Hospital Medical Center as an important part of the Kirkland community (TL 3).*

*Policy TL -9.1: Support the continued vitality of the Evergreen Hospital Medical Center and supporting uses.*

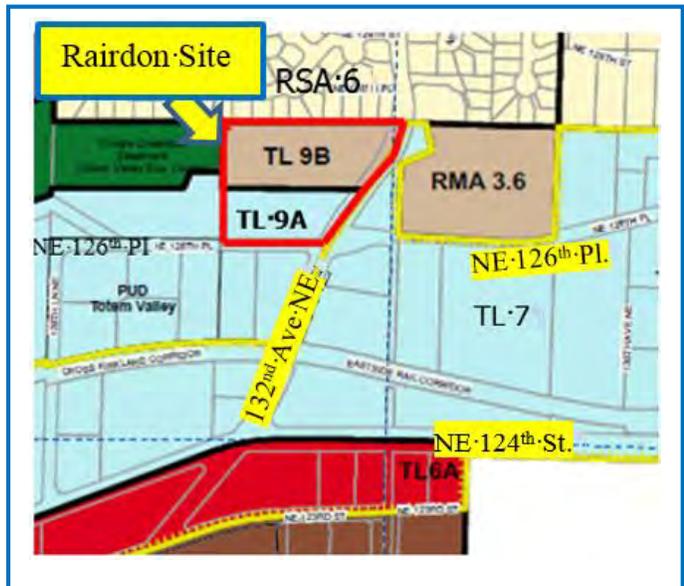
The rezone is consistent with the public welfare and is in the best interests of the community because it is consistent with established City policies established in the Comprehensive Plan, GMA, and Countywide Planning Policies supporting compact growth in areas close to shops, services, and transportation choices.

## **B. RAIRDON CAR**

### **1. Background Information**

The staff report and detailed analysis of the Rairdon request and options provided to the Planning Commission for study can be reviewed [here \(Part 1\)](#) and [here \(Part 2\)](#) and are summarized below. Note that the materials found at these links also include the analysis of the Astronics and Morris requests, as the three CARs were considered at the same study session of the Planning Commission.

Trisna Tanus submitted two applications for Citizen Amendment Requests for two parcels owned by Greg Rairdon (see Attachment 5 and map, below). The Planning Commission recommended, and the City Council later agreed, that the two requests should be consolidated into one to enable more comprehensive review of the issues and approaches to be considered for the larger ownership. The Commission did not expand the study area beyond the property under Mr. **Rairdon's ownership.**



The Rairdon property totals about six acres, and is located within the TL 9A and TL 9B zones. The property is currently included within the boundaries of the Totem Lake Urban Center, although changes to this boundary proposed in the Planning **Commission's draft update to the Totem Lake Business District Plan** would place these properties outside of the Urban Center.

The request is for zoning changes for both properties to TL 7, which would allow a broader range of commercial uses. The property owner has indicated that he is interested in using the site for a vehicle business, which may include sales, service, storage, etc.

The southern parcel within the subject property is designated "Industrial" in the Comprehensive Plan. A broad range of light industrial and limited commercial uses are

permitted within this TL 9A zone. The subject property's northern parcel is designated MDR (Medium Density Residential) 8-9, allowing detached, attached or stacked dwelling units at a maximum density of 8-9 units per acre. All development in the TL 9B zone must be reviewed through the IIB public process and subject to very specific development standards. The Totem Lake Neighborhood Plan calls for restricted development in identified landslide hazard areas, and provides extensive text and conditions for development of this area.

The Draft Environmental Impact Statement for the Comprehensive Plan Update and Totem Lake Planned Action also evaluated the potential environmental impacts of this request. An excerpt from this document containing the analysis of the Rairdon request is included as Attachment 6.

## **2. Analysis of Options**

### **Option 1: No Action, Retain Existing Zoning, Land Use Designations and Comprehensive Plan Text**

Under this option, the current use of the southern parcel could continue, or the site could be redeveloped with a variety of uses allowed within the TL 9A zone. The northern parcel could be developed with multifamily units at a density up to nine units per acre, located at least 100 from the north property line.

Under this option, land use and development in the area would remain predictable for the single family neighbors to the north who have historically expressed concerns about development of the site due to its environmental features. Wetlands and streams on the site would remain in their existing condition. Development of the south parcel would continue to be consistent with the existing vision for the area, which seeks to limit commercial use and support industrial use. Structures developed for commercial uses, auto sales and service and other likely uses in this zone generally require substantial grading and impacts to streams, wetlands and slopes to create a level site. A multifamily residential development could occur in a manner that might allow units to avoid potential wetlands and buffers and steeper areas through the siting of units in several smaller structures that follow the topography.

However, under this option, future development of the north parcel could result in vehicular access to 132<sup>nd</sup> Avenue NE which may present safety challenges due to the slope and curve of the road in this area.

**Option 2: Retain existing zoning but add vehicle sales to permitted uses in TL 9A in this location, and allow vehicle sales (and related uses) in TL 9B if site development includes consolidation and coordination with development in TL 9A. Vehicle access would be limited to NE 126<sup>th</sup> Place. Development would be reviewed through a public process. Additional conditions to address environmental conditions and commercial impacts would be included.**

This option would allow the subject property to be used as requested by the applicant, while providing some benefits to the surrounding area. The limitation of access to the south would prevent vehicular traffic from entering 132<sup>nd</sup> Avenue NE on the hillside. The expansion of the buffer from the north property line would reduce impacts to the single family neighborhood to the north, further protect the steepest part of the site, and preserve additional vegetation in this area. This option provides a cautious approach to allowing greater use of the subject property, while providing an avenue through which a developer could propose modifications to critical areas regulations.

However, the addition of vehicle sales within the TL 9A and TL 9B zones in this area is not consistent with the vision in the existing plan for the Totem Lake Business District, which seeks to retain and support industrial uses in TL 9A. It is also not consistent with the existing vision for the north parcel for residential use, as a way to develop in a **more sensitive manner, due to the site's environmental constraints. Further,** development that consolidates the two parcels will result in impacts to the wetlands and streams on site.

**Option 3: Expand the permitted uses within the TL 9A zone only to add vehicle sales in this location.**

Restricting vehicle sales to the southern parcel under this option would allow the property owner to add a retail component to his dealership at this location. This option would also prevent consolidation of the two parcels, providing a greater likelihood that sensitive areas would not be impacted to the same extent that may occur with joint development. However, the parcel size may not be sufficient to accommodate the full dealership and auto storage needs of the applicant. The opportunity for requiring an expanded buffer from the north boundary of TL 9B would also be lost under this option.

**Planning Commission Preliminary Direction:** At the study session on April 16, 2015 when the Rairdon CAR was considered, the Planning Commission's preliminary recommendation was to support Option 2, described above.

**Staff Recommendation:** Staff recommends **Option 2 – to allow vehicle sales in TL 9A, and to allow vehicles sales in TL 9B only when the development is to be coordinated and consolidated with development in TL 9A.**

If the recommendation is affirmed, the following amendments will be necessary:

- The Totem Lake Business District Land Use Map would be revised to reflect a land use change for TL 9B from medium density residential to commercial (see Attachment 7).
- Additional language would be added to the Plan for the Totem Lake Business District to ensure that impacts to critical areas area addressed (see Attachment 8).
- The Zoning Code development standards for TL 9A and TL 9B would be revised to include Vehicle Sales among the permitted uses, and to include new

standards to address environmental conditions and impacts of commercial uses on neighboring residential uses (see Attachment 9).

### **3. Staff evaluation of criteria for amending the Comprehensive Plan and legislative rezones**

In its analysis, staff concludes that the addition of vehicle sales as a permitted use in TL 9A and as a conditionally permitted use in TL 9B should be supported. With the proposed conditions, development would be appropriate in the area and consistent with surrounding development.

The change to permitted uses would implement the following specific goal and policy of the Totem Lake Neighborhood Plan provided that there are the appropriate environmental analysis and benefit:

*Goal TL 4: Establish and support incentives to encourage automobile and other vehicle dealerships within the neighborhood.*

*Policy TL 4.3: Assist existing and prospective vehicle dealers through a variety of means.*

*Goal TL-17: Protect potentially hazardous areas, such as landslide, seismic and flood areas, through limitations on development and maintenance of existing vegetation.*

*Policy TL-17.3: Restrict development in identified landslide hazard areas to ensure public safety and conformity with natural constraints.*

*Goal NE-1: Protect natural systems and features from the potentially negative impacts of human activities, including, but not limited to, land development.*

*Policy NE-4.3: Retain vegetation where needed to stabilize slopes.*

The addition of the vehicle sales as a permitted use is consistent with the public welfare and is in the best interests of the community because it is consistent with established City policies established in the Comprehensive Plan, GMA, and Countywide Planning Policies supporting compact growth in areas close to shops, services, and transportation choices.

## **C. ASTRONICS CAR**

### **1. Background Information**

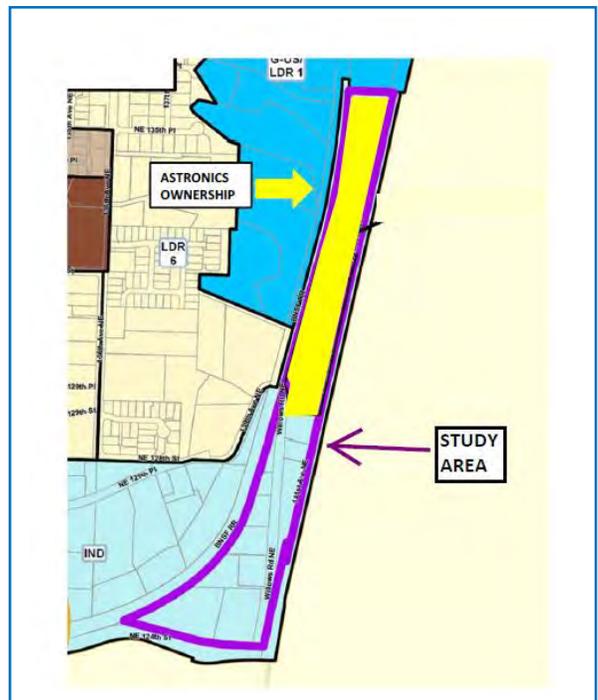
The staff report and detailed analysis of the Astronics request and options provided to the Planning Commission for study can be reviewed [here \(Part 1\)](#) and [here \(Part 2\)](#) and are summarized below. Note that the materials found at these links also include the analysis of the Rairdon and Morris requests, as the three CARs were considered at the same study session of the Planning Commission.

Diana Suzuki submitted an application for a Citizen Amendment Request for the property owned by the Astronics Corporation (see Attachment 10). Astronics owns five **parcels, located on Willows Road at Kirkland's easternmost boundary with King County.** The Astronics ownership contains 591,652 square feet, or 13.5 acres. The property lies within the TL 7 zone within the Totem Lake Business District. The request is for additional building height to be allowed on the property. The current height limit is **45', and the applicant requests a height limit of 75'.** The application states that Astronics is interested in building a 130,000 square foot building with associated parking. Since the time of the submittal of the CAR application, Astronics has provided additional information about future development plans. Revised information indicates the proposed building would contain 133,800 square feet, and could be built to a maximum **height of 65', with an additional 10 feet in height needed for rooftop appurtenances.**

As part of the scoping process, the Planning Commission and City Council expanded the study scope to include all properties within the TL 7 zone east of the Eastside Rail Corridor.

The Astronics property and all properties within the study area are designated **"Industrial" in the Comprehensive Plan.** A broad range of light industrial and limited commercial uses are permitted within the TL 7 zone in this location. Properties east and south of the study area are located within unincorporated King County and are generally developed with agricultural or light industrial types of uses.

The Draft Environmental Impact Statement for the Comprehensive Plan Update and Totem Lake Planned Action also evaluated the potential environmental impacts of this request. An excerpt from this document containing the analysis of the Astronics request is included as Attachment 11.



## 2. Analysis of Options

### **Option 1: No Action, Retain Existing Zoning, Land Use Designations and Comprehensive Plan Text**

This option would not change the height limit within the study area, as requested by the applicant. While this option would not create varying height limits within the TL 7 zone, it would not support expansion of the existing office/high tech complex, and could result in a loss of future jobs for Kirkland.

**Option 2: Allow an increase in height to 65' for the Astronics property. Provide for additional height up to 75' to accommodate rooftop appurtenances. Establish a maximum Floor Area Ratio (FAR) of .5 for structures over 45'. Provide Comprehensive Plan language to address environmental conditions.**

This option would allow the subject property to be used as requested by the applicant. The 65' height limit would be consistent with the height limits allowed elsewhere in many Totem Lake zones. Since the Astronics property ownership is located at a considerably lower elevation than properties to the west, additional height would not result in visual impacts to other properties. Establishing a maximum FAR would limit the intensity of development in this portion of the Totem Lake Business District – outside of the Urban Center.

**Planning Commission Preliminary Direction:** At the study session on April 16, 2015 when the Astronics CAR was considered, the Planning Commission's preliminary recommendation was to support Option 2, described above.

**Staff Recommendation:** Staff recommends **Option 2 – to increase the maximum building height in TL 7A to 65' for the Astronics property, and to provide new language in policies and regulations to address environmental conditions.**

If the recommendation is affirmed, the following amendments will be necessary:

- Additional language would be added to the Plan for the Totem Lake Business District to ensure that impacts to critical areas are addressed (see Attachment 12).
- The Zoning Code development standards for TL 7 would be revised to increase the maximum building height for Office and High Tech uses within the area where Astronics is located, and to include new standards to address environmental conditions (see Attachment 13).

**3. Staff evaluation of criteria for amending the Comprehensive Plan and legislative rezones**

In its analysis, staff concludes that the increase in building height in the easternmost area of TL 7 should be supported. With the proposed conditions, the increased height would not result in visual impacts and environmental conditions would be addressed.

The change to permitted uses would implement the following specific goal and policy of the Totem Lake Neighborhood Plan:

*Goal TL 1: Nurture and strengthen the role of the Totem Lake Neighborhood as a community and regional center for retail, health care, vehicle sales, light industrial and office employment.*

*Policy TL 1.3: Plan for economic activity that creates new jobs and increases the diversity of employment opportunity in the neighborhood.*

*Goal TL-17: Protect potentially hazardous areas, such as landslide, seismic and flood areas, through limitations on development and maintenance of existing vegetation.*

*Policy TL-17.3: Restrict development in identified landslide hazard areas to ensure public safety and conformity with natural constraints.*

*Goal NE-1: Protect natural systems and features from the potentially negative impacts of human activities, including, but not limited to, land development.*

The height increase is consistent with the public welfare and is in the best interests of the community because it is consistent with established City policies established in the Comprehensive Plan, GMA, and Countywide Planning Policies supporting compact growth in areas close to shops, services, and transportation choices.

## **D. Morris CAR**

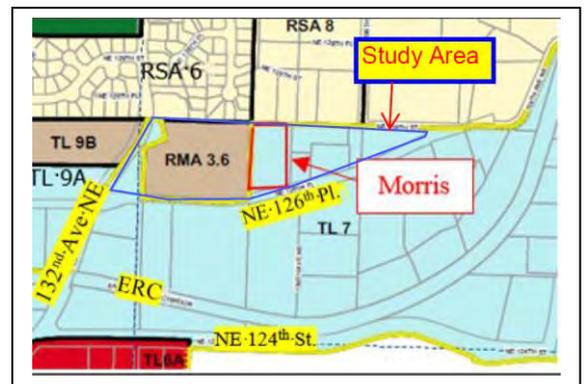
### **1. Background Information**

The staff report and detailed analysis of the Morris request and options provided to the Planning Commission for study can be reviewed [here \(Part 1\)](#) and [here \(Part 2\)](#) and are summarized below. Note that the materials found at these links also include the analysis of the Rairdon and Astronics requests, as the three CARs were considered at the same study session of the Planning Commission.

Brian and Susan Morris submitted an application for a Citizen Amendment Request for a vacant parcel under their ownership located on NE 126<sup>th</sup> Place, east of 132<sup>nd</sup> Avenue NE (see Attachment 14). The parcel contains 95,337 square feet and is located within the TL 7 zone in the Totem Lake Business District. The request is to rezone the parcel from TL 7 to RMA 3.6 or higher. The applicants **also ask that an increase in height to 40' be allowed on the site due to its topography.**

As part of the scoping process, the Planning Commission and City Council expanded the study scope to include all properties within the TL 7 zone on the north side of NE 126<sup>th</sup> Place (see map below).

The subject property and all properties within the study area are designated Industrial in the Comprehensive Plan, with the exception



of the adjacent property to the west of the Morris parcel, which is designated MDR 12 (medium density residential, 12 units per acre). This area is currently included within the boundaries of the Totem Lake Urban Center, although changes to this boundary proposed in the Planning Commission's draft update to the Totem Lake Business District Plan would place these properties outside of the Urban Center.

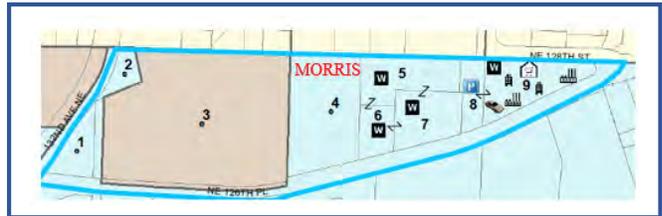
## 2. Analysis of Options

### **Option 1: No Action, Retain Existing Zoning, Land Use Designations and Comprehensive Plan Text**

The current range of uses allowed for development within the study area would remain the same. The residential use and additional height requested by the applicant would not be permitted. While this option would retain consistency in land use and standards within TL 7 in this location, development of industrial structures on the subject property may prove challenging due to the environmental conditions.

### **Option 2: Rezone the Subject Property only to RMA 3.6 with standard height limit (35'), retain existing zoning for remainder of study area, but allow multifamily as a permitted use within TL 7 zone on Parcels 1 and 2 (see figure at right).**

This option would allow residential use which may be more suitable given the existing environmental conditions on the property, including possible wetlands and steep slopes. The option would not include the increased height requested by the applicant. **Since the site's highest point is at an elevation which is similar to the elevation of the residential land to the north, increased building height could result in greater impacts on the adjacent neighbors.**



This option would include expanding an option for residential development to Parcels 1 and 2, shown in the figure above, as these properties may also be more feasibly developed with residential use, and housing may also be a better transition along 132<sup>nd</sup> Avenue NE between the industrial uses to the south and the low density residential uses to the north. These properties would not be included in the rezone to RMA 3.6 under this option, but new regulations in the TL 7B zone would allow residential use in addition to existing permitted uses on these parcels (see Attachment 17).

As residential development in this area may result in conflicts with industrial uses, this option would include requirements for substantial buffering to be provided adjacent to industrially-zoned land.

The Draft Environmental Impact Statement for the Comprehensive Plan Update and Totem Lake Planned Action also evaluated the potential environmental impacts of

this request. An excerpt from this document containing the analysis of the Morris request is included as Attachment 15.

**Planning Commission Preliminary Direction:** At the study session on April 16, 2015 when the Morris CAR was considered, the Planning Commission's preliminary recommendation was to support Option 2, described above. However, members of the Planning Commission expressed concerns about possible conflicts between residential and industrial uses under this option.

**Staff Recommendation:** Staff recommends **Option 2 – to rezone the Morris property from TL 7 to RMA 3.6, and to include new language in policies and regulations to address potential conflicts with industrial uses.**

If the recommendation is affirmed, the following amendments will be necessary:

- The Zoning Map would be revised to rezone the subject property from TL 7 to RMA 3.6, and the Land Use Map in the Totem Lake Business District Plan would be revised to indicate a change of use from Industrial to Medium Density Residential (see Attachment 16).
- The Zoning Code regulations for the TL 7 zone would be revised to allow for multifamily residential use on properties to the west of land zoned RMA 3.6, north of NE 126<sup>th</sup> Place (see Attachment 17).
- The Zoning Code regulations for the RMA 3.6 zone would be revised to include regulations to address potential conflicts with industrial uses, including the requirement that additional buffering be provided adjacent to industrially-zoned land and to provide notice to developers and future residents about potential conflicts from light industrial types of uses (see Attachment 18).

### **3. Staff evaluation of criteria for amending the Comprehensive Plan and legislative rezones**

In its analysis, staff concludes that the rezone to multifamily for the Morris property should be supported. With the proposed conditions, the change in use would not result in conflicts between industrial and residential use, and the use would be more compatible with the existing environmental conditions on the subject property.

The change to permitted uses in this area would implement the following specific goal and policies of the Totem Lake Neighborhood Plan:

*Goal TL 26: Preserve existing multi-family residential areas and expand housing opportunities in the neighborhood.*

*Policy TL 26.2: Protect multifamily areas from potentially adverse impacts of commercial and office uses.*

*Policy TL 26.3: Expand housing opportunities in the Totem Lake Neighborhood.*

The rezone is consistent with the public welfare and is in the best interests of the community because it is consistent with established City policies established in the Comprehensive Plan, GMA, and Countywide Planning Policies supporting compact growth in areas close to shops, services, and transportation choices.

## **E. Totem Commercial Center**

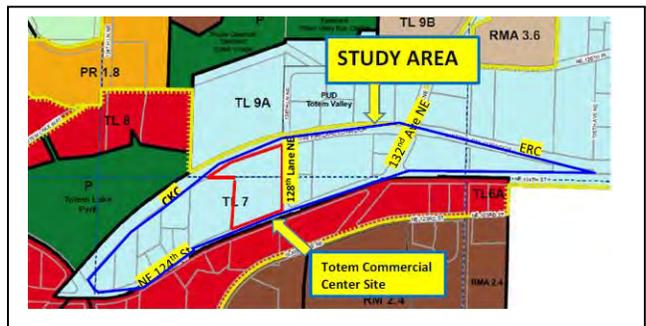
### **1. Background Information**

The staff report and detailed analysis of the Totem Commercial Center request and options provided to the Planning Commission for study can be reviewed [here](#).

T.J. Woosley submitted an application for a Citizen Amendment for his property, the Totem Commercial Center (see Attachment 19). The property is located within the TL 7 zone in the Totem Lake Neighborhood, and included within the boundaries of the Totem Lake Urban Center. The request is for increased building heights and an expanded range of uses in the TL 7 zone. In his application, Mr. Woosley asks for an **increase to 80 feet, "and perhaps as tall as those allowed in the zoning districts at or near Evergreen Healthcare."** (Maximum height limits for the hospital campus and mixed use area to the east are 150-160'). **The application requests that permitted uses be expanded to include residential use, and that all existing permitted uses continue to be allowed.**

**The applicant's request includes two parcels under his ownership, totaling 4.5 acres.**

The properties are developed together, in two large multi-tenant buildings, totaling approximately 83,000 square feet of space. **Tenants are predominately "light industrial", and include a mix of wholesale, warehouse, manufacturing, office and retail uses.**



As part of the scoping process, the Planning Commission and City Council expanded the study scope to include all properties within the TL 7 zone on the north side of NE 124<sup>th</sup> Street, south of the Cross Kirkland Corridor.

The Draft Environmental Impact Statement for the Comprehensive Plan Update and Totem Lake Planned Action also evaluated the potential environmental impacts of this request. An excerpt from this document containing the analysis of the Totem Commercial Center request is included as Attachment 20. The attachment also includes a map from the EIS of the Totem Lake Shadow Impact Analysis. The map indicates the potential for shading impacts from taller buildings in this area on Totem Lake Park.

## **2. Analysis of Options**

### **Option 1: No Action, Retain Existing Zoning**

Under this option, several outcomes are possible. The current uses within the Study Area could remain similar, or there could be redevelopment either due to a rise in property values with an improving economy or in response to changed conditions in the business district following the redevelopment of the Totem Lake Mall and other properties. Recent changes to development standards allow for greater building height, which may **encourage redevelopment**. **Many of the area's existing buildings** are one or two stories in height, and could redevelop to three or four stories with these changes.

This option would prevent expanded traffic impacts from more intensive use of the properties, and would prevent possible conflicts between residential and industrial uses. However, it would also limit more intensive development within the Totem Lake Urban Center.

### **Option 2: Allow residential in mixed use development, increased height to 65' for mixed use containing residential, minimum aggregation, west of 128<sup>th</sup> Lane NE only**

This option would allow residential use on parcels closest to Totem Lake Park, where the living environment has the potential to be superior to properties farther east that lack this amenity. Housing in this area would also be closer to transit at 124<sup>th</sup> Avenue NE and to the north, at the Transit Center. This option also:

- Provides identical height limit to that allowed for mixed use residential development in TL 6A to the south and TL 8 to the north (beyond the lake).
- Requires that at least two floors of residential development occur within mixed use development, to ensure that this use is of a sufficient size to create a viable living environment and to satisfy objective for height increase (other development remains at 45').
- Ensures a significant parcel size for development to enable provision of site features desirable for residential use, such as appropriate circulation, open space, landscaping and buffers.
- Requires that residential use be in mixed use development which ensures a more active ground floor use, more likely to be compatible with surrounding commercial uses. Minimum aggregation also minimizes the risk that residential development would be isolated between existing industrial uses.
- Adds restrictions on future industrial uses (similar to other zones where both residential and industrial uses occur) to refine vision for the area as one where both residential and commercial uses successfully coexist in an urban environment, and conflicts between the uses are minimized.

**Option 3: Allow free-standing multifamily residential *and* mixed use west of 128<sup>th</sup> Lane, increased height to 65' for residential, mixed use *and* office west of 128<sup>th</sup> Lane, minimum aggregation**

While this option is similar to Option 2 in most respects, it would allow free-standing residential use which could result in increased incompatibility with industrial uses on the ground floor. It also allows for increased office development, and the area is poorly served by transit and therefore may not meet the expanded transit needs of new employment. Traffic increases may result from expanded office and residential development.

**Option 4: (*Applicant's Request*): Allow free-standing multifamily residential *and* mixed use west of 128<sup>th</sup> Lane, increased height to 80' for residential, mixed use and office west of 128<sup>th</sup> Lane, continue to allow all existing permitted uses (*note: The applicant's request was for changes to the subject property only*)**

This option is similar to Option 3, and in addition, allows for even greater development intensity of both office and residential use, with an increased height limit to 80', resulting in greater traffic impacts than the other options. It would provide no limitations on existing uses, which may create incompatibilities between residential and industrial uses. It allows for taller buildings than are allowed in any of the zones surrounding the Study Area, which may direct growth away from the core of the Totem Lake Business District, where the greatest development intensities and densities are planned for and provided.

**Planning Commission Preliminary Direction:** At the study session on March 12, 2015 when the Totem Commercial Center CAR was considered, the Planning Commission's preliminary recommendation was to support Option 2, described above with several variations. The Commission did not support restrictions on new development or expansion of industrial uses.

At subsequent study sessions on the Totem Lake Business District Plan update, the Planning Commission also directed staff to include requirements for ground floor commercial use (would allow either retail or office) and to require a minimum depth of commercial use from NE 124<sup>th</sup> Street.

**City Council Briefing:** On July 7<sup>th</sup>, the City Council received a briefing on the Totem Lake CARs. Several Council members supported increasing the maximum building height to 80 feet for the Totem Commercial Center study area. While the discussion was not specific, staff concluded that the Council members indicated support for this increased height for office use as well as residential use.

If building height is to be increased for both uses, the regulation that had been under consideration to require two floors of residential use in a mixed use development may no longer be necessary. The requirement for two stories had been discussed in part as a way to limit height increases to projects that would provide residential use.

**Staff Recommendation:** Staff recommends **Option 2 – West of 128<sup>th</sup> Lane NE only: to allow residential in mixed use development with minimum standards for ground floor commercial, to allow for increased height to 80’ for mixed use containing residential and/or office use (to incorporate direction from City Council), and to include minimum aggregation requirements. This option would not include restrictions on industrial uses.**

If the recommendation is affirmed, the following amendments will be necessary:

- Revisions to the Zoning Map to create a new Totem Lake subarea: TL 7A to simplify administration of the regulations that apply to the portion of TL 7 located west of 128<sup>th</sup> Lane NE (see Attachment 21).
- Revision to the Totem Lake Business District Land Use Map to change the land use designation for the area west of 128<sup>th</sup> Lane NE from Industrial to Commercial (see Attachment 22)
- Revisions to the zoning regulations to (see Attachment 23):
  - Create a new TL 7A subarea where the revised regulations would include:
    - Requirements for design review through the DRB
    - Increased building height for office and mixed use **to 80’**
    - For Mixed Use:
      - Ground floor commercial minimum standards
      - Buffering standards to prevent conflicts between residential and industrial uses
      - Requirement that development provide at least 10 percent of the units as affordable housing units
      - Regulation to provide notice to developers and future residents about potential conflicts from light industrial types of uses
- Revisions to Design Guidelines to require a review of potential height, bulk and shadow impacts where shading is indicated adjacent to Totem Lake Park. Revisions to Totem Lake Design Guidelines will be studied in 2016, following the adoption of the updated Comprehensive Plan and associated amendments.

### **3. Staff evaluation of criteria amending the Comprehensive Plan and legislative rezones**

In its analysis, staff concludes that the increase in maximum building height and the addition of residential use in mixed use development within the Totem Commercial Center study area (west of 128<sup>th</sup> Lane NE) should be supported. With the proposed conditions, these changes would not result in conflicts between industrial and residential use, and the additional development potential would be consistent with its location within the Totem Lake Urban Center.

The change to permitted uses and increased building height in this area would implement the following specific goals and policy of the Totem Lake Neighborhood Plan:

*Goal TL-3: Preserve and intensify commercial areas outside of Totem Center. (Note that "Totem Center" in the existing Totem Lake Neighborhood Plan refers to the core area, the boundaries of which are not synonymous with the Urban Center boundaries)*

*Goal TL 26: Preserve existing multi-family residential areas and expand housing opportunities in the neighborhood.*

*Policy TL 26.3: Expand housing opportunities in the Totem Lake Neighborhood.*

The addition of residential use and the increase to maximum building height provisions in the TL 7A rezone is in consistent with the public welfare and is in the best interests of the community because it is consistent with established City policies established in the Comprehensive Plan, GMA, and Countywide Planning Policies supporting compact growth in areas close to shops, services, and transportation choices.

### **III. REVIEW PROCESS FOR CITIZEN AMENDMENT REQUESTS**

Initially, the Planning Commission considered over 30 CAR applications on July 10, 2014 and made a recommendation to City Council on which applications should move forward for additional study. In July, the City Council considered the recommendation and approved the final list, which included the five Totem Lake CARs. In September, the Planning Commission scoped the study areas for the CARs and those study areas define the analysis contained in this memo.

After each public hearing, the Planning Commission will deliberate and forward a recommendation to the City Council, which will make the final decision on each CAR. Parallel to the Planning Commission review, an Environmental Impact Statement was prepared for the Comprehensive Plan Update that includes an analysis of any probable significant impacts relating to each of the CARs.

### **IV. PUBLIC NOTICE & OPPORTUNITIES FOR PUBLIC COMMENT**

Public notice has been provided for study of the Citizen Amendment Requests. The City issued a Special Comprehensive Plan Update Edition of the City Update newsletter in October 2014, including a section on the CARs with a map showing the location of the CARs and a link to the CAR web page where meeting dates would be posted. In early November 2014, property owners and residents within the study areas and property owners within 300 feet of the study areas **were notified by mail of the CAR study and directed to the City's web page for meetings dates** once they were scheduled. In late November, CAR applicants were notified by email of the meeting dates that had since been scheduled. Email notice was also provided to the neighborhood associations and the Kirkland 2035 listserv. In January, email notice of the meeting date was sent to the CAR applicants, and letters containing information about the process and copies of the notice mailed in November were sent to property owners within the study areas. A City Update newsletter was mailed to all residents and businesses in Kirkland describing the citizen amendment requests and public hearing schedule.

Prior to the public hearing, notices of the hearing date have been mailed to property owners, residents and businesses **within the study area and 300' feet surrounding the area**. Public notices signs have been installed surrounding the study area.

## **V. PUBLIC COMMENTS RECEIVED**

All comments received to date are enclosed in Attachments 24 and 25. Comments are summarized below:

- **Evergreen Healthcare:** No comments have been received related to the request from Evergreen Healthcare.
- **Rairdon:** Opponents note many concerns, particularly related to the environmental conditions present on the upper parcel included in the Rairdon CAR. Several cite the existing protections included in Comprehensive Plan policies and Zoning regulations. Others ask specifically that the buffer noted in the policies be retained and possibly expanded in new policies and regulations. Concerns are generally related to the need for open space, the potentially unstable slope, retention of vegetation and access from development to 132<sup>nd</sup> Avenue NE (see Attachment 24).
- **Astronics:** No comments on the Astronics proposal have been received.
- **Morris:** One letter of support from a representative for the Morris family notes the planned development of multifamily residential projects in the vicinity of the Morris property. Letters from some opponents note the incompatibility of industrial uses with residential development, citing noise, land use and access conflicts that may occur. Another owner of property within the study area notes that his property would be more feasibly developed with industrial uses, and requests that his property not be included within the Morris study area (see Attachment 25).
- **Totem Commercial Center:** No comments related to the Totem Commercial Center request have been received.

Attachments:

1. CAR Request - Evergreen Health
2. Draft EIS Analysis - Evergreen
3. Amendments to TLBD Land Use Map – Evergreen
4. Amendments to Zoning Map – Evergreen
5. CAR Request - Rairdon
6. Draft EIS Analysis – Rairdon
7. Amendments to TLBD Land Use Map - Rairdon
8. Amendments to TLBD Plan Text – Rairdon
9. Amendments to Zoning Code – Rairdon
10. CAR Request – Astronics
11. Draft EIS Analysis - Astronics
12. Amendments to TLBD Plan Text – Astronics

13. Amendments to Zoning Code – Astronics
14. CAR Request – Morris
15. Draft EIS Analysis – Morris
16. Amendments to Zoning Map - Morris
17. Amendments to Zoning Code (TL 7) – Morris
18. Amendments to Zoning Code (RMA 3.6) – Morris
19. CAR Request – Totem Commercial Center
20. Draft EIS Analysis including Map of Shadow Impact Analysis – Totem Commercial Center
21. Amendments to Zoning Map – Totem Commercial Center
22. Amendments to TLBD Land Use Map – TCC
23. Amendments to Zoning Code – Totem Commercial Center
24. Correspondence – Rairdon
25. Correspondence - Morris





**CITY OF KIRKLAND**  
**PLANNING AND COMMUNITY DEVELOPMENT**  
 123 Fifth Avenue, Kirkland, WA 98033  
[www.kirklandwa.gov](http://www.kirklandwa.gov) ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE  
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

*Directions: You may use this form or answer questions on separate pages.*

**I. CONTACT INFORMATION:**

- A. Applicant Name: King County Public Hospital District No. 2 DBA EvergreenHealth \_\_\_\_\_.
- B. Mailing Address: 12040 NE 128<sup>th</sup> Street, MS # 95, Kirkland, WA 98034 \_\_\_\_\_.
- C. Telephone Number: 425-899-3742 \_\_\_\_\_.
- D. Email Address: [tmheim@evergreenhealth.com](mailto:tmheim@evergreenhealth.com) \_\_\_\_\_.
- E. Property Owner Name (if different than applicant): Same \_\_\_\_\_.
- F. Mailing Address: Same \_\_\_\_\_.
- G. Telephone Number: Same \_\_\_\_\_.
- H. Email Address: Same \_\_\_\_\_.

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.*

*A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.*

**II. PROPERTY INFORMATION:**

- A. Address of proposal: (if vacant provide nearest street names) EvergreenHealth Administrative Services Building, 13014 120<sup>th</sup> Ave NE, Kirkland, WA 98034 \_\_\_\_\_.
- B. King County Tax Parcel number(s): 2826059206 \_\_\_\_\_.
- C. Describe improvements on property if any: 2 story medical office building and parking lot.
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: TL1B \_\_\_\_\_.
- F. Current land use designation and permitted density shown on the City's land use map.  
 High Density Residential \_\_\_\_\_.

### III. REQUEST INFORMATION AND REASONS:

#### A. Description of Request:

Referenced property is currently zoned TL1B and this proposal is for it to be added into defined Evergreen campus boundaries and that it and adjacent existing campus properties north of NE 130<sup>th</sup> Lane be zoned alike to allow highest and best use. Current zoning of other Evergreen owned parcels north of NE 130<sup>th</sup> Lane are TL3D and the parcel referenced for this proposal is requested to be changed to TL3D from its current TL1B.

#### B. Description of the specific reasons for making the request:

Property is contiguous and adjacent to existing main campus and was purchased a few years ago but is not currently within the campus master plan or Comp Plan. Along with other Evergreen owned properties north of NE 130<sup>th</sup> Lane it would be consistent for this parcel to be part of defined Evergreen campus. Similarly, it would be consistent for this parcel to be zoned like the other Evergreen parcels north of NE 130<sup>th</sup> Lane for building height and other zoning conditions.

#### C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

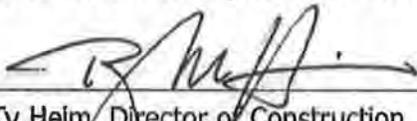
1. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; Proposal is consistent with definition and spirit of major medical center campus and allows better planning of future campus facilities in support of public health, welfare and emergency preparedness.
2. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process; EvergreenHealth is willing to extend its current 10 year master plan to allow appropriate review and consideration in cooperation with City's Neighborhood and Comprehensive Plan processes.
3. The proposal would correct an inconsistency within or make a clarification to a provision of the current Comprehensive Plan; Current definition and delineation of the EvergreenHealth campus within the Comprehensive Plan is incomplete since this project property was purchased by EvergreenHealth and is now acting integrally with other campus buildings. Further, zoning for the property would be more consistent if zoned like the adjacent Evergreen properties north of NE 130<sup>th</sup> Lane—TL3D.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign: \_\_\_\_\_



Name – print: Ty Helm, Director of Construction \_\_\_\_\_

Property owner or Legal Representative? Legal Representative

Date: May 12, 2014

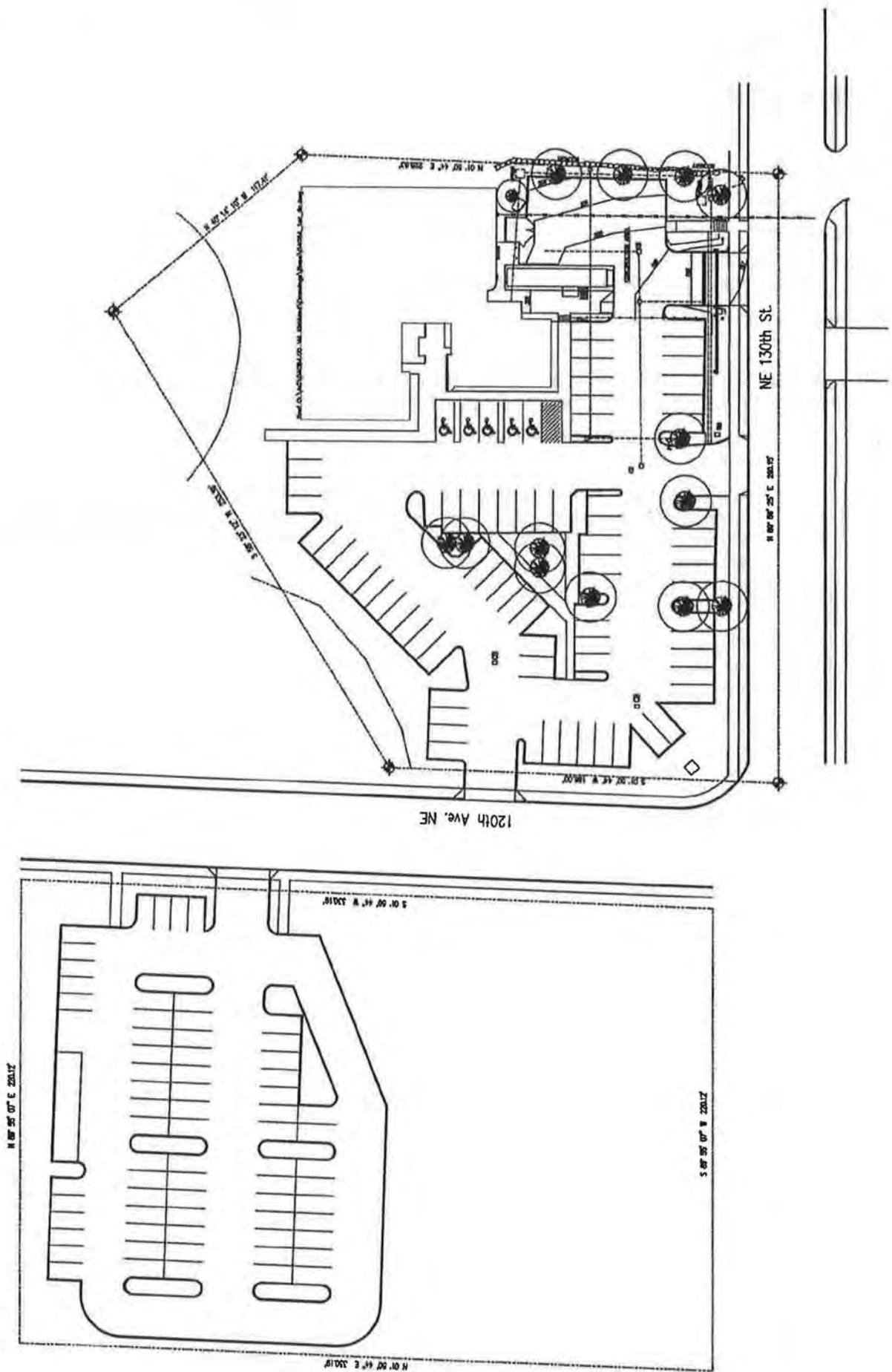
Address: 12040 NE 128<sup>th</sup> Street, MS # 95, Kirkland, WA 98034

Telephone: 425-899-3742

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
  2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service
- Exhibit A for mailing document
- Exhibit B for hand delivering document





June 18, 2013

Mr. Eric Shields, AICP  
Planning Director  
City of Kirkland Planning Department  
123 Fifth Avenue  
Kirkland, WA 98033-6189

Re: Extension of EvergreenHealth Campus Master Plan

Dear Eric:

I am writing on behalf of King County Public Hospital District No. 2 d/b/a EvergreenHealth. This letter constitutes the formal request of EvergreenHealth to extend its 2003 Campus Master Plan ("**Master Plan**") for a period of up to three years.

In the time period of 2001-2003, much work was performed to develop the Master Plan, which was approved by Kirkland City Council Resolution No. 4397 on August 5, 2003 ("**Resolution**"). The Resolution incorporated by reference and adopted the City of Kirkland ("**City**") Hearing Examiner Findings, Conclusions and Recommendation dated July 9, 2003 ("**Recommendation**"). The Recommendation provided in Section 17 for an effective period of up to 10 years from the Resolution date, which, if no major changes have been made to Zoning or other regulations pertaining to EvergreenHealth, shall be extended upon request to the Planning Director.

In furtherance of our discussions, this will confirm that there have been no major changes to Zoning or other regulations pertaining to EvergreenHealth. You have indicated that to extend the Master Plan would be of assistance to the City as that would avoid overlapping our Master Plan review with the City's Comprehensive Plan Revision Review timeline.

An extension would also facilitate incorporating the EvergreenHealth Administrative Services Building ("**ASB**"), formerly known as the Virginia Mason Clinic, into the Campus. We were pursuing a Private Amendment Request ("**PAR**") for that purpose but last March the Planning Commission thought it might be more efficient to accomplish that through the Comp Plan Revision process. Again, we were (or are) willing to do either, so long as it would be without prejudice to any other provision or rights currently enjoyed by EvergreenHealth in the Master Plan. We would, however, like to make sure that the ASB is not lost in the Comp Plan Review Process so if you or one of your team could let us know exactly what needs to be done to assure that, we would appreciate it.

[evergreenhealth.com](http://evergreenhealth.com)

12040 NE 128th Street  
Kirkland, WA 98034-3098

Phone  
425.899.1000

Fax:  
425.899.1999



We trust that our willingness to extend the Master Plan as you have suggested will not have any negative consequences for EvergreenHealth, and insofar as we are aware at this time, we have no major projects on the horizon for at least the next two years which would fall outside of the current Master Plan. Given the rapid pace of change in healthcare today, I suppose that could change but we do not at present anticipate such.

If there is anything else you need from us in order to provide this administrative determination, please advise. Otherwise, we look forward to receipt of your letter granting the extension.

In advance, thank you.

Very truly yours,

EvergreenHealth



Ty M. Heim, Director of Construction

TMH/me

cc: Jon Regala, Sr. Planner  
Joan Lieberman-Brill, AICP, Sr. Planner  
Chrissy C. Yamada, Sr. VP/CFO  
James S. Fitzgerald, District General Counsel  
David B. Johnston, Counsel



CITY OF KIRKLAND  
 Planning and Community Development Department  
 123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
 www.kirklandwa.gov

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## MEMORANDUM

**Date:** July 11, 2013

**To:** Eric R. Shields, AICP, Planning Director

**From:** Jon Regala, Senior Planner

**File No.:** IIB-03-21

**Subject:** EVERGREENHEALTH MASTER PLAN EXTENSION

### BACKGROUND

On August 5, 2003, the City Council approved the Master Plan for EvergreenHealth with a lapse of approval date of August 5, 2013. One of the conditions of approval for the Master Plan allows the Planning Director to extend the Master Plan expiration date if major changes have not been made to zoning or other regulations pertaining to the EvergreenHealth campus.

EvergreenHealth has requested a three year extension to the lapse of approval date for the Master Plan thereby extending it to August 5, 2016 (see Attachment 1). This extension should allow enough time for the City to complete the Comprehensive Plan update process in which the Virginia Mason Clinic property, now owned by EvergreenHealth, will be considered for a potential rezone to become part of the Evergreen Health campus. The Comprehensive Plan update process is anticipated to finish sometime in 2015.

### RECOMMENDATION

No major changes have been made to the Hospital campus zoning (TL 3A to 3D) since the adoption of their Master Plan in 2003. Therefore, I recommend approving the EvergreenHealth's request to extend the Master Plan lapse of approval date to August 5, 2016.

### ATTACHMENT

1. EvergreenHealth Extension Letter dated June 18, 2013

I concur       I do not concur

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Eric R. Shields, AICP  
 Planning Director

7/12/2013  
 Date



June 18, 2013

Mr. Eric Shields, AICP  
Planning Director  
City of Kirkland Planning Department  
123 Fifth Avenue  
Kirkland, WA 98033-6189

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[evergreenhealth.com](http://evergreenhealth.com)

12040 NE 128th Street  
Kirkland, WA 98034-3098

Phone  
425-899-1000

Fax  
425-899-1999

## TOTEM LAKE URBAN CENTER

### **Evergreen Hospital/Transit Center**

- Revised Totem Lake Neighborhood Plan adopted January 15, 2002
- Ordinance 3862 adopted October 15, 2002 rezoning the Evergreen Hospital campus to match Neighborhood Plan. Increased and set maximum limits for:
  - Building height
  - Building area
  - Lot coverage
  - Trip generation
- Included in O-3862 was an incentive to increase lot coverage (up to 85%) and building height (up to 150') if a transit center is constructed on the Hospital campus
- Evergreen Hospital Master Plan approved August 5, 2003
  - Transit Center was proposed in order to construct 150' tall bed tower.
  - Process IIB – Hearing Examiner (public hearing) recommendation to the City Council
  - Subsequent building designs are subject to Design Review Board review based on design guidelines adopted with the Master Plan. The design guidelines were required to be consistent with neighborhood plan policies.
- Phase I – DRB approved May 4, 2004. Project Complete October 3, 2008
  - Emergency Department - Two levels of emergency room services and surgical rooms approximately 70,850 square feet in size with 3 levels of underground parking. Projected 140 employees.
  - Bed Tower - 9 stories with 3 levels of underground parking. Approximate 238, 070 square feet. It will be used for hospital functions and ancillary and medical support. It will contain 192 patient care beds and possible expansion for 96 more. Projected 800 employees.
- Phase II – DRB approved July 29, 2004. Project Complete December 4, 2008
  - Gateway Center Office/Transit Center - Phase 1 is a 5 story office building and transit center (Total 77,520 square feet) with 2 levels of parking garage. Phase 2 is a 5 story office building total 77,520 square feet. Projected 200 employees.
  - 2003 – Soon after Master Plan approval, Evergreen Healthcare, Sound Transit, King County METRO, and the City of Kirkland Public Works begin discussions on preliminary design of the transit center to be constructed in connection with the Gateway Center. Also, Evergreen Healthcare and Sound Transit begin process in creating an agreement and schedule to cover land use, design, construction, maintenance, and cost allocation for each agency.
  - January 2005 - Sound Transit and Evergreen Healthcare sign a term sheet identifying roles and responsibilities in constructing the transit center on the Hospital campus.
  - June 2006 – Building Permit issued Evergreen Healthcare to construct Gateway Center/Transit Center
  - September 2006 – Sound Transit and Evergreen Hospital sign final transit center easement and purchase agreement

### **Totem Lake Mall**

- March 2004 - Design Review Board (DRB). The new owners met with the DRB to preliminarily discuss design concerns with redevelopment of the Mall property. Information from this meeting will be incorporated into a more formal application when the owners decide to apply for the Design Response Conference. This will be a public meeting.
- April 2004 - Totem Lake Action Team. The new Mall owners, DDR, met with the Totem Lake Action Team to discuss concerns and new opportunities associated with the redevelopment of the Totem Lake Mall.
- August 2004 - TL2 adopted. Zoning for the Totem Lake Mall property was adopted by the City Council on August 3, 2004, Ordinance 3956.
- May 2005 - City Council. At the City Council's May 17, 2005 study session, the new Mall owners, DDR, formally presented their proposal for redeveloping Totem Lake Mall to the City Council.
- September 2005 - Design Review Board (DRB). The DRB held the public meeting for the Totem Lake Mall Conceptual Master Plan on September 12, 2005. The Conceptual Master Plan will be the document which will contain the design guidelines on which future development of the Mall will be based. The DRB provided feedback to the Mall owner on additional changes. The DRB continued the public meeting to the November 7, 2005 DRB regular meeting date. View the draft Conceptual Master Plan.

At their September 20, 2005 Council meeting, the City Council reviewed the proposed MoU which outlines the general terms of the City's financial participation to the Mall redevelopment project.

Prior to making a decision on the MoU, the City Council requested that City staff provide additional information regarding the economics and legal aspects of the City's participation. The City Council will be revisiting the MoU at their October 18, 2005 meeting. View City Staff memo on MoU. (PDF-490kb)

- October 2005 - City Council. At their October 18, 2005 meeting, the City Council approved the Memorandum of Understanding (MoU) (with revisions). Approval of the MoU gives direction for the City to move forward in creating a Development Agreement for the redevelopment for the Mall. View the City Staff memo (PDF - 888kb).
- November 2005 - Design Review Board (DRB) At their November 7, 2005 meeting, the DRB approved, with conditions, the **Conceptual Master Plan** for the Totem Lake Mall.

**Sites:**

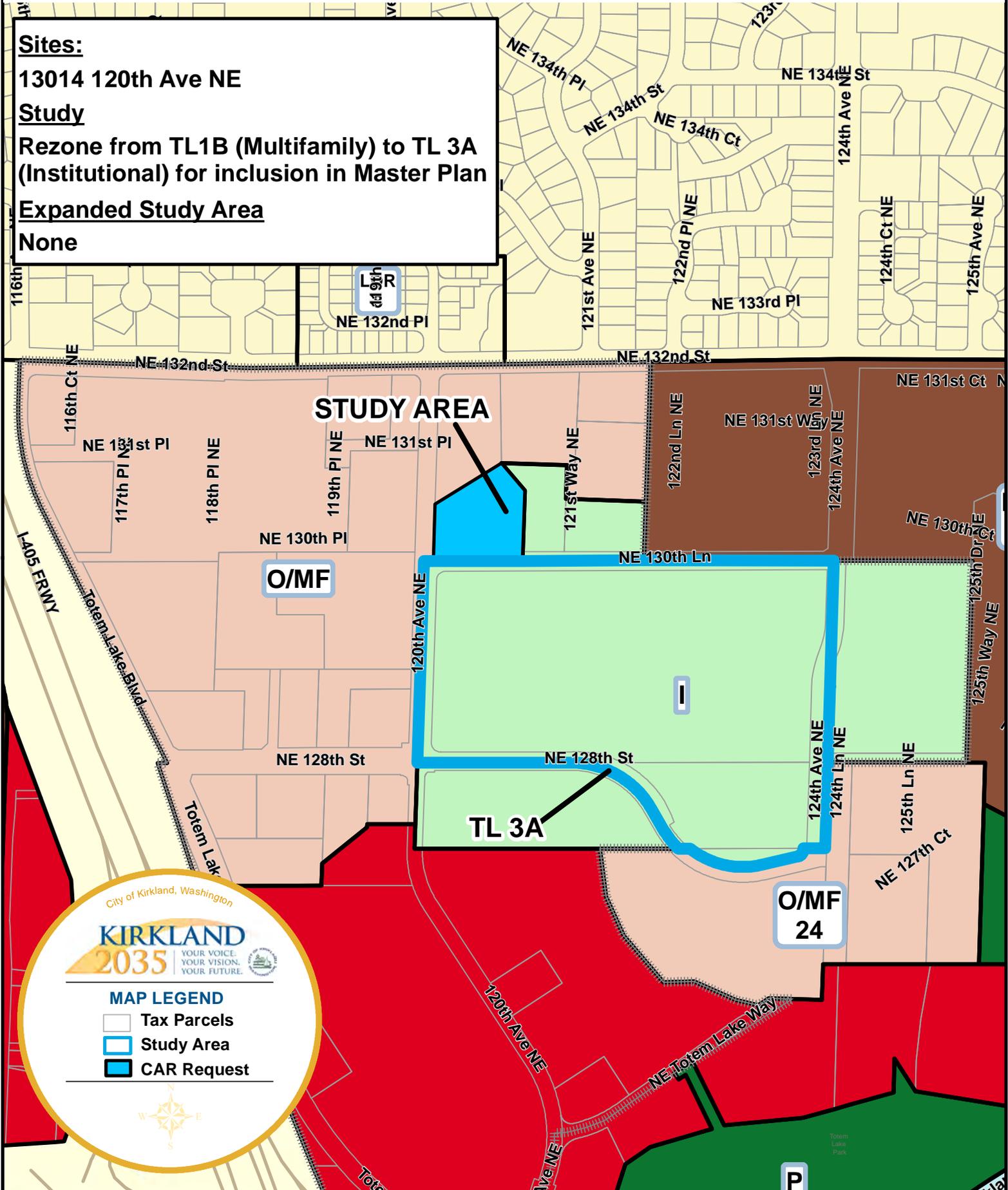
**13014 120th Ave NE**

**Study**

**Rezone from TL1B (Multifamily) to TL 3A (Institutional) for inclusion in Master Plan**

**Expanded Study Area**

**None**



City of Kirkland, Washington

**KIRKLAND 2035** YOUR VOICE. YOUR VISION. YOUR FUTURE.

**MAP LEGEND**

- Tax Parcels
- Study Area
- CAR Request



Because of its location in the Totem Lake Planned Action Area, the Walen Citizen Amendment Request is most closely aligned with Alternative 2.

#### ***Utilities and Capital Facilities***

This study area, which is within the Totem Lake Planned Action Area, examines the impacts of allowing limited commercial use in North Rose Hill, which is currently a mix of High Density Residential and Office/Multifamily. Given the small site area, and the adequate infrastructure to serve the current zoning, no impact to water or sewer service is expecting by limiting the commercial use within the study area. The City of Kirkland provides water service to the study area; Northshore Utility District provides sewer service.

The proposed change for this study is most closely aligned with Alternative 2 because it results in employment growth in the Totem Lake Planned Action Area.

## **4.8 Evergreen Healthcare**

### **Overview and Location**

The study area is a single multifamily residential parcel adjacent to the northwest corner of the Evergreen Healthcare Medical Center in Totem Lake. The proposal would rezone the property from multifamily residential (TL 1B) to institutional (TL 3D) for inclusion in the revised Evergreen Healthcare Master Plan.

### **Compatibility with the Alternatives**

#### ***Land Use Patterns***

The existing land use at the subject property is office. The study area consists of a mix of office, institutional, multi-family and commercial land uses along with a few vacant properties. The subject property is designated for office and multi-family use in the future. Other future land use and zoning designations in the study area include institutional, multi-family, commercial and parks/open space. The extension of the institutional land use and zoning designation to the north and east to include the subject property would not create incompatibility between land uses and is consistent with existing relationship and proximity between land uses. The amendment is compatible with all alternatives, but is most compatible with Alternatives 2 that allocates the greatest amount of employment growth to Totem Lake and would require capacity increases to accommodate the employment allocation.

#### ***Plans and Policies***

The proposal is generally consistent with plans and policies and with all alternatives.

Conversion of the existing O/MF parcel to an Institutional (I) designation for inclusion in the Evergreen Healthcare Master Plan would help create a more regular boundary for the Institutional area and promote the strength and vitality of the Totem Center, consistent with adopted policy guidance in the Totem Lake neighborhood plan. No significant adverse impacts to plans and policies consistency are identified.

The Evergreen Healthcare CAR is particularly supportive of Alternative 2, which would focus growth primarily in Totem Lake.

#### ***Population and Housing***

The Evergreen Healthcare CAR seeks a rezone from multifamily to institutional in the Totem Lake Business District. The rezone would enable Evergreen Healthcare to carry out their Master Plan and would allow for medical offices at a maximum height of 65 feet.

All three alternatives target 25.6% to 41.2% of household growth in the Totem Lake neighborhood, and the rezone to institutional use would result in a reduction of residential development capacity at this location. Additional capacity would need to be identified at alternate locations. However the growth of Evergreen Healthcare supports

the growth of Totem Lake as an urban center overall, provides an anchor institution, and creates jobs in the neighborhood. For all three alternatives, the Evergreen Healthcare CAR could create positive outcomes for overall neighborhood growth in the Totem Lake Center. However, of the three alternatives, Alternative 3 would be the best fit for the Evergreen Healthcare CAR since developable residential land would convert to institutional use and Alternative 3 targets the least amount of household growth to Totem Lake.

**Employment and Economic Development**

While TL 1B is designated as a multifamily zone, office uses are allowed, subject to permit conditions. Rezoning this parcel to institutional would therefore have limited effect on employment capacity. However, the purpose of the proposed rezone is to include the property in the Evergreen Healthcare Master Plan. This would increase the likelihood of employment development on the site, and would be most compatible with Alternative 2, which allocates the highest proportion of new jobs to Totem Lake.

**Natural Environment**

The proposed CAR would not introduce increased risk from geologic hazards, nor would it be likely to have adverse effects on water resources or plants and animals. Although a tributary of Totem Lake passes through the site, the critical areas regulations would preserve the existing functioning buffer, and the remainder of the study area is already largely impervious with limited pockets of landscaping.

**Transportation**

The Evergreen CAR study area is located north of the Evergreen Healthcare Medical Center on NE 130th Place. The proposal would change one parcel from TL1B multifamily housing zoning to TL3D for inclusion in the Evergreen Medical Center master plan. Although the current use is already a medical office building, Scenario 1 evaluates the trip generation that would occur if the entire area were redeveloped under the current zoning, which allows both office and multifamily uses, as office space. This use represents the worst case scenario for trip generation under TL3D. This would result in 335 PM peak trips. Under Scenario 2, the TL3D zoning would allow a medical building with lot coverage of 85% and an FAR of 3.0. This new land use would allow institutional medical development and the implementation of the Evergreen Healthcare Medical Center Master Plan. At maximum redevelopment, this would generate up to 682 PM peak trips. These additional vehicles trips would be consistent with Kirkland’s vision for Totem Lake under all three study Alternatives and the neighborhood’s status as a regional growth center.

**Exhibit 4.8-1. PM Peak Hour Trip Generation Analysis – Evergreen CAR**

	Scenario 1	Scenario 2
Description	No action allowable	CAR proposal
Use	Office	Medical Office
Lot size (sf)	74,858	74,858
Building Size	FAR 3.0	Lot coverage 85%, FAR 3.0
Residential Units	-	-
Rate	1.49 <sup>1</sup>	3.57 <sup>2</sup>
Vehicle Trips	334.6	681.5
<b>Total</b>	<b>334.6</b>	<b>681.5</b>

1: Trips per thousand SF GFA in the PM peak hour of the adjacent street; Land Use Category 710 – General Office (ITE Trip Generation Manual, 9th Edition)

2: Trips per thousand SF GFA in the PM peak hour of the adjacent street; Land Use Category 720 – Medical-Dental Office (ITE Trip Generation Manual, 9th Edition)

Source: Fehr & Peers, 2015

**Public Services**

The proposed rezone from multifamily to medical office would reduce the demand of all public services such as a school services, police and fire protection, and the demand for parks and open space.

Because of its location in the Totem Lake Planned Action Area, the Evergreen Healthcare Citizen Amendment Request is most closely aligned with Alternative 2.

**Utilities and Capital Facilities**

The study area is within the Totem Lake Planned Action Area, and the zoning surrounding the study area is Office/Multifamily and Industrial. The site area is small however there may be impacts to water and sewer service if the addition to Evergreen Medical has high employment or medical labs that require special service. Both water and sewer service are provided by the Northshore Utility District.

The proposed change for this study is most closely aligned with Alternative 2 because it results in employment growth within the Totem Lake Business District.

## 4.9 Totem Commercial Center

**Overview and Location**

The study area includes all properties zoned TL 7 (industrial/commercial) east of 124<sup>th</sup> Avenue NE, west of 135<sup>th</sup> Avenue NE, north of NE 124<sup>th</sup> Street, and south of the Cross Kirkland Corridor. The request is for increased building heights from 45 feet to 80 feet and to change the allowed use mix from commercial/light industrial to multifamily/commercial/light industrial office.

**Compatibility with the Alternatives****Land Use Patterns**

The Totem Commercial Center property is developed with a mix of office, retail and industrial uses with a land use and zoning designation for limited commercial and industrial use. The amendment request would not change the land use and zoning designations on the subject property, but would allow for increased building height and a broader range of uses in the district, particularly to allow residential use. Increasing the allowable building height and range of land uses would also affect other properties with the same zoning designation within the Study Area. The proposed amendment is most compatible with Alternative 2 that allocates the greatest amount of employment growth to Totem Lake and would require capacity increases to accommodate the employment allocation.

**Plans and Policies**

The proposal is generally consistent with plans and policies, with the exception of residential uses, which are not supported by the existing land use designation in the Totem Lake Neighborhood Plan.

The study area is currently designated for Industrial/Commercial (IND/COM) uses and is surrounded by areas designated for commercial and industrial uses, as well as the Totem Lake Park. If the proposed expansion of the range of permitted uses and increase in permitted height is compatible with the surrounding land use designations, no significant adverse impacts to plans and policies consistency would be anticipated.

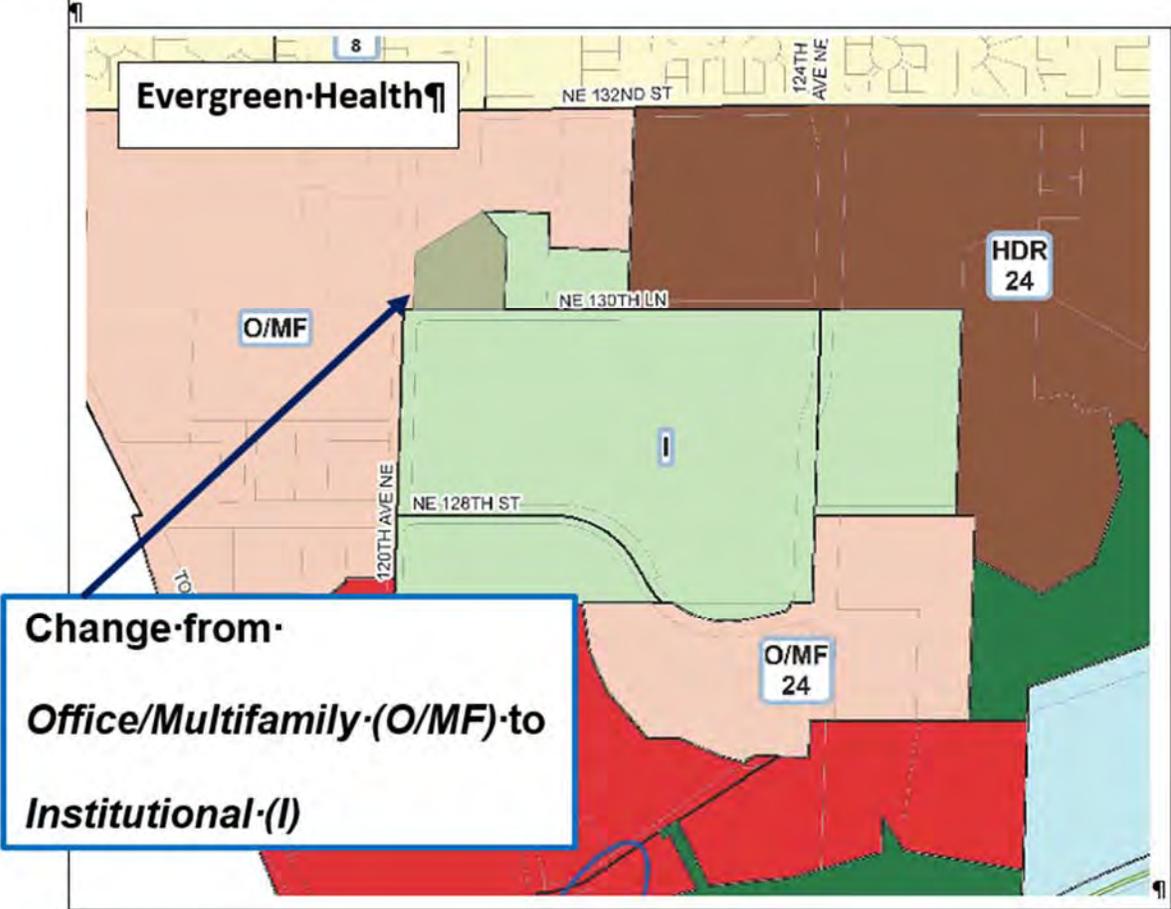
The Totem Commercial Center CAR is particularly supportive of Alternative 2, which would increase the range of office uses permitted in the study area relative to Alternatives 1 and 3.

**Population and Housing**

The Totem Commercial Center CAR calls for an increase in height and diversity of uses within Totem Lake's industrial area. The existing commercial and industrial zoning would be changed to allow for commercial and

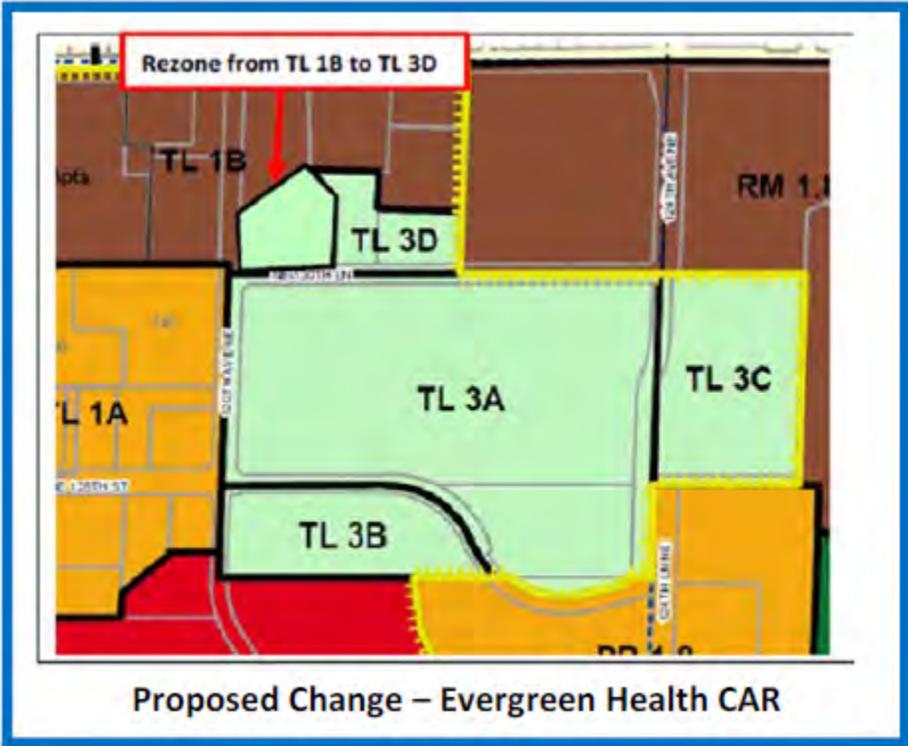


# Land Use Map Change EVERGREEN HEALTH





# Amendments to Zoning Map Evergreen Healthcare







# Johns Monroe Mitsunaga Koloušková

Robert D. Johns • Michael P. Monroe • Darrell S. Mitsunaga • Duana T. Koloušková

Ms. Angela Ruggeri  
City of Kirkland  
Planning and Community Development  
123 Fifth Avenue  
Kirkland, WA 98033

May 12, 2014

Re: **APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE  
COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**  
12601 132<sup>nd</sup> Place NE  
TPN 2826059128

## I. CONTACT INFORMATION:

- A. Applicant Name: Trisna Tanus  
Johns Monroe Mitsunaga Koloušková
- B. Mailing Address: 1601 114<sup>th</sup> Ave. SE, Suite 110, Bellevue, WA 98004
- C. Telephone Number: 425-467-9967
- D. Email Address: Tanus@jmmlaw.com
- E. Property Owner Name: Greg Rairdon
- F. Mailing Address: PO Box 2879, Kirkland, WA 98083
- G. Telephone Number: 425-821-1777
- H. Email Address: grairdon@rairdon.com

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

## II. PROPERTY INFORMATION:

- A. Address of proposal: 12601 132<sup>nd</sup> Place NE
- B. King County Tax Parcel number(s): 2826059128
- C. Describe improvements on property if any: 1-story, 10,376 square foot warehouse office and light manufacturing/industrial building
- D. Attach a map of the site that includes adjacent street names: Attached as Exhibit 1
- E. Current Zoning on the subject property: TL 9A
- F. Current land-use designation and permitted density shown on the City's land use map: Industrial

**III. REQUEST INFORMATION AND REASONS:**

## A. Description of Request:

The subject property is currently zoned TL 9A and has a land use designation of Industrial and we would like to see the City rezone the property to allow for higher utility, for example, to the TL 7 zone.

## B. Description of the specific reasons for making the request:

We would like the property to have a higher utility, as provided in the TL 7 zone.

## C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

We believe a rezone to the TL 7 is merited because of the inherent utility of the property, presently and for the long-term. The TL 7 zone is also consistent with the surrounding area's land use patterns, density and intensity. Moreover, rezoning the subject property to the TL 7 would serve the City's interest in fostering sustained, committed economic growth.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign:   
 Name – print: Trisna Tanus  
 Property Owner or Legal Representative? Legal Representative  
 Date: May 12, 2014  
 Address: 1601 – 114th Ave SE, Suite 110, Bellevue, WA 98004  
 Telephone: 425-467-9967

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*  
(Not Applicable)

Sincerely,



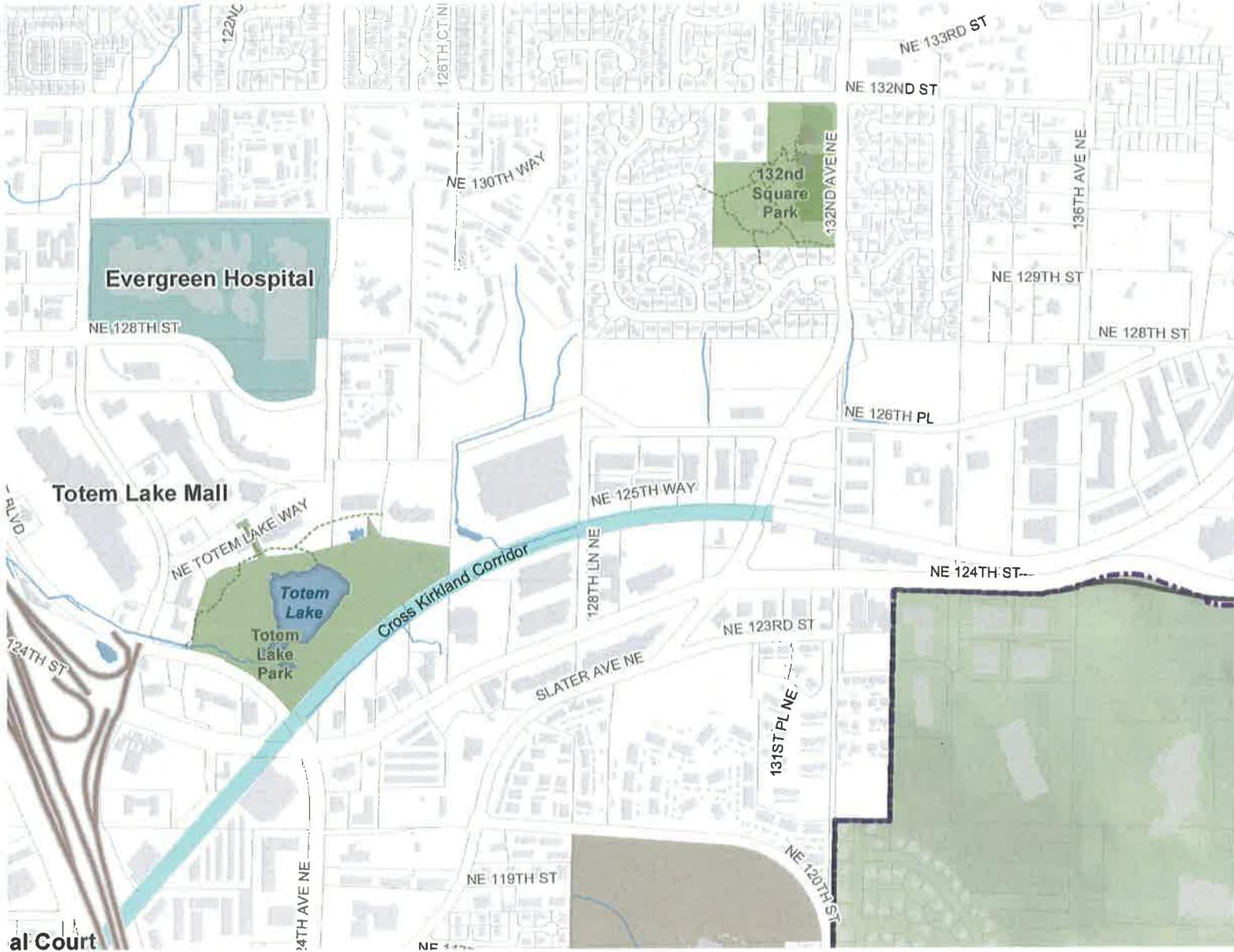
Trisna Tanus

Direct Tel: (425) 467-9967  
 Email: tanus@jmmlaw.com

cc: Client

1833-1 Application for Rezone 12601 132nd PI NE 05-12-2014 dot

EXHIBIT 1





# Johns Monroe Mitsunaga Koloušková P L L C

Robert D. Johns • Michael P. Monroe • Darrell S. Mitsunaga • Duana T. Koloušková

RECEIVED

MAY 13 2014

May 12, 2014

Ms. Angela Ruggeri  
City of Kirkland  
Planning and Community Development  
123 Fifth Avenue  
Kirkland, WA 98033

AM \_\_\_\_\_ PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

Re: **APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**  
13000 132<sup>nd</sup> Place NE  
TPN 2826059004

## I. CONTACT INFORMATION:

- A. Applicant Name: Trisna Tanus  
Johns Monroe Mitsunaga Kolouskova
- B. Mailing Address: 1601 – 114<sup>th</sup> Ave. SE, Suite 110, Bellevue, WA 98004
- C. Telephone Number: 425-467-9967
- D. Email Address: Tanus@jmmlaw.com
- E. Property Owner Name: Greg Rairdon
- F. Mailing Address: PO Box 2879, Kirkland, WA 98083
- G. Telephone Number: 425-821-1777
- H. Email Address: grairdon@rairdon.com

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

## II. PROPERTY INFORMATION:

- A. Address of proposal: 13000 - 132<sup>nd</sup> Place NE
- B. King County Tax Parcel number(s): 2826059004
- C. Describe improvements on property if any: None/Vacant Land
- D. Attach a map of the site that includes adjacent street names: Attached as Exhibit 1
- E. Current Zoning on the subject property: TL 9B
- F. Current land use designation and permitted density shown on the City's land use map: MDR 8-9

**III. REQUEST INFORMATION AND REASONS:**

## A. Description of Request:

The subject property is currently zoned TL 9B and designated as MDR 8-9. We would like to see the City rezone the property to allow for higher utility, for example, to the TL 7 zone.

## B. Description of the specific reasons for making the request:

We would like the property to have a higher utility, as provided in the TL 7 zone.

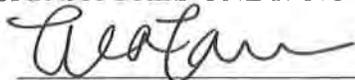
## C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

We believe a rezone to the TL 7 is merited because of the inherent utility of the property, presently and for the long-term. The TL 7 zone is also consistent with the surrounding area's land use patterns, density and intensity. King County's parcel data indicates the property's highest and best use as Commercial Service. Moreover, rezoning the subject property to the TL 7 would serve the City's interest in fostering sustained, committed economic growth.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

## ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign:



Name – print: Trisna Tanus

Property Owner or Legal Representative? Legal RepresentativeDate: May 12, 2014Address: 1601 114<sup>th</sup> Ave SE, Suite 110, Bellevue, WA 98004Telephone: 425-467-9967B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:  
(Not Applicable)*

Sincerely,



Trisna Tanus

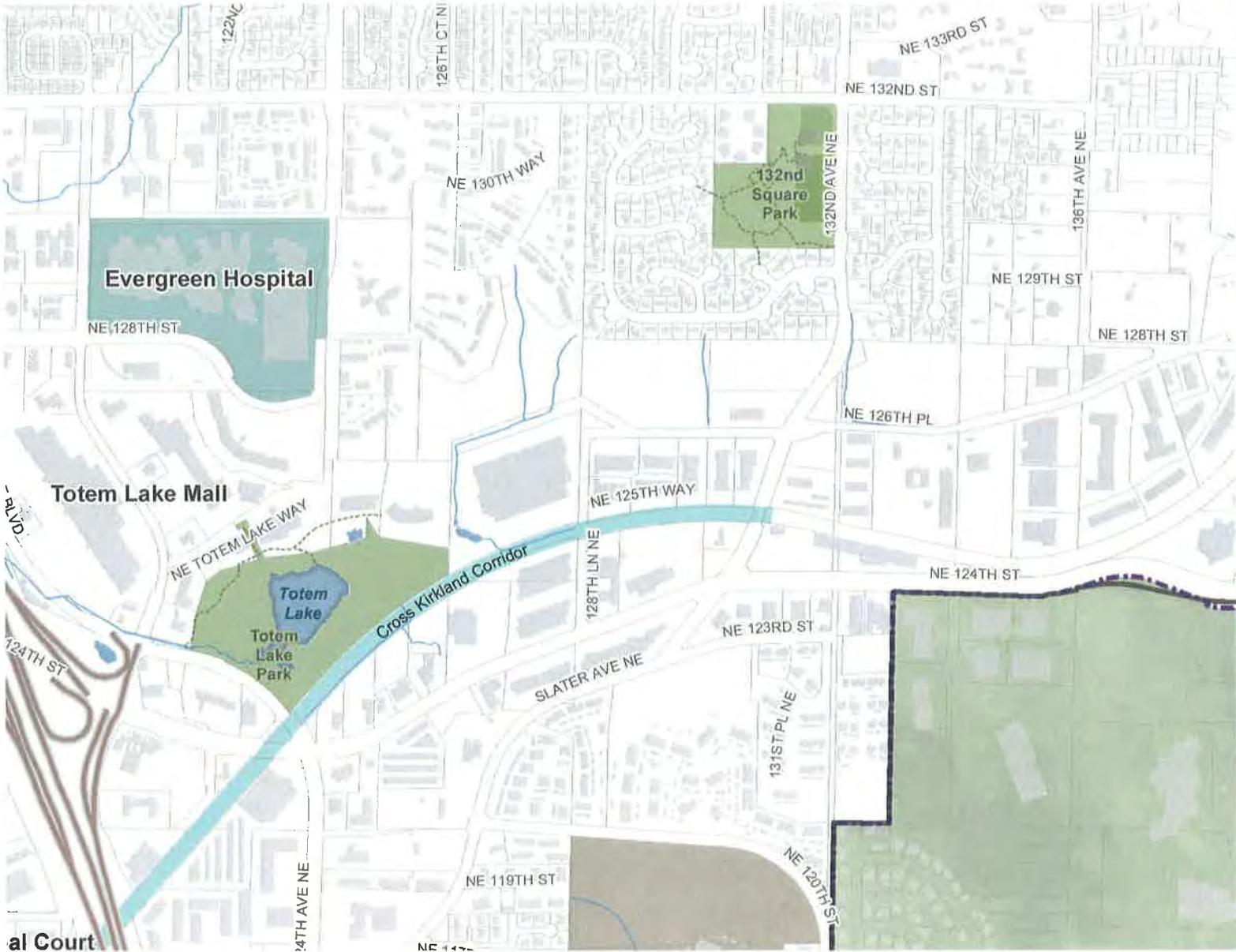
Direct Tel: (425) 467-9967

Email: [tanus@jmmlaw.com](mailto:tanus@jmmlaw.com)

cc: Client

1833-1 Application for Rezone 13000 132nd PINE 05-12-2014 dot

EXHIBIT 1



### Sites:

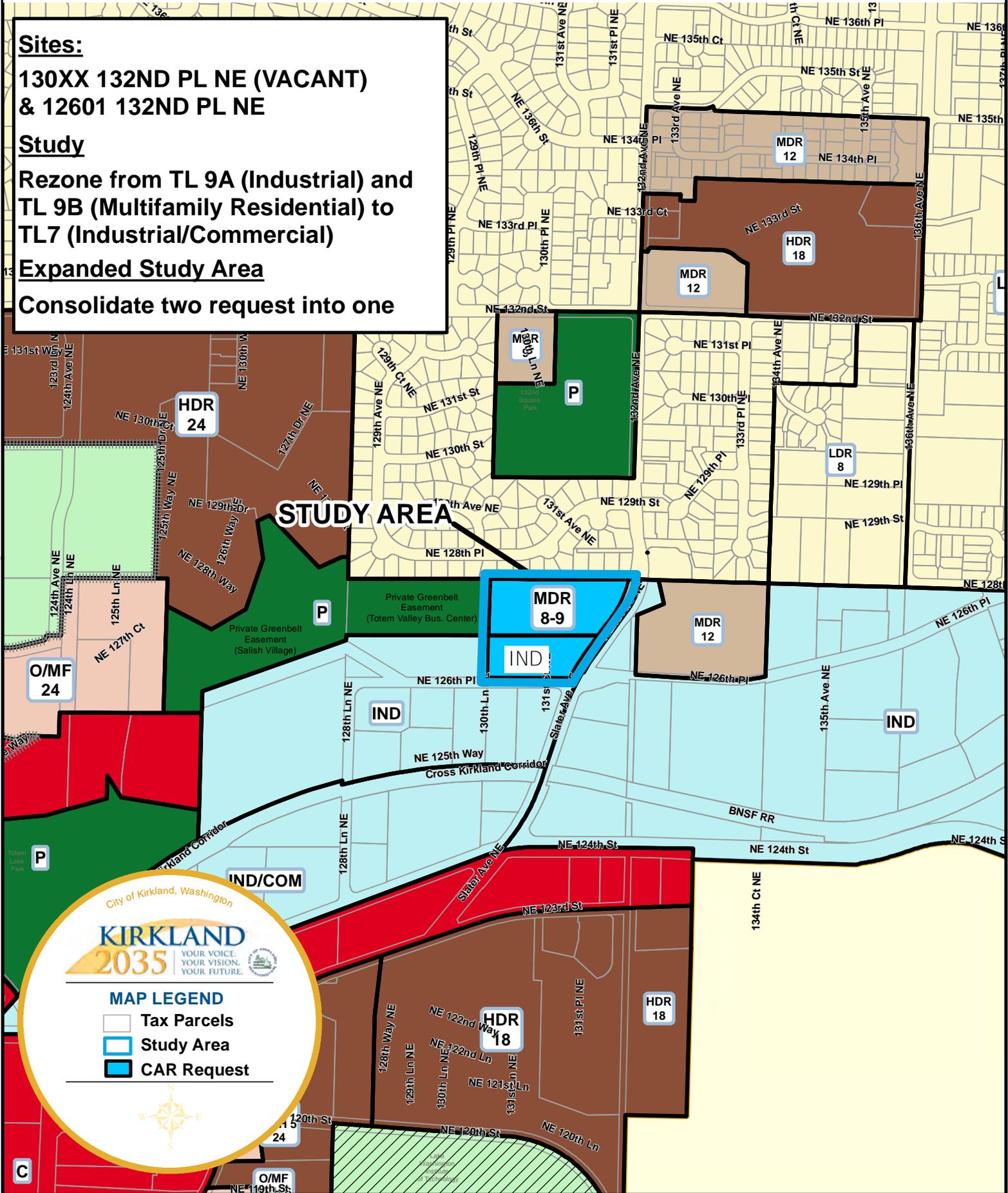
130XX 132ND PL NE (VACANT)  
& 12601 132ND PL NE

### Study

Rezone from TL 9A (Industrial) and  
TL 9B (Multifamily Residential) to  
TL7 (Industrial/Commercial)

### Expanded Study Area

Consolidate two request into one





## 4.10 Rairdon

### Overview and Location

The study consists of two properties in the eastern portion of the Totem Lake Business District, located along 132<sup>nd</sup> Pl NE, south of NE 128<sup>th</sup> Street. One property is currently zoned TL 9B (multifamily residential), and the other is zoned TL 9A (industrial). The proposal would rezone both properties to TL 7 (industrial/commercial), consistent with zoning to the south.

### Compatibility with the Alternatives

#### *Land Use Patterns*

The southern parcel of the subject properties is partially vacant and partially being used for industrial uses. The northern parcel is vacant. The future land use and zoning designations are for multi-family uses (north parcel – TL 9B) and industrial uses (south parcel – TL 9A). No changes to the future land use designation on the industrial portion of the property are proposed, but a change in zoning to TL 7 is requested to allow retail sales and storage of vehicles. Properties to the east within the study area are already zoned TL 7. The proposed land use and zoning amendment would maintain the existing proximity and relationship between land uses that already exists in the study area, which includes a mix of industrial and multi-family uses with single family residential uses to the north. The proposed amendment is most compatible with Alternatives 2 that allocates the greatest amount of employment growth to Totem Lake and would require capacity increases to accommodate the employment allocation.

#### *Plans and Policies*

The proposal is generally consistent with plans and policies and with all Alternatives.

The northern parcel in the study area is identified in the Totem Lake Neighborhood Plan as an area that may be appropriate for multifamily residential use. The southern parcel is designated for industrial use. The Neighborhood Plan further states that the parcel contains a steep, heavily vegetated hillside that may constrain development, and that natural environment policies in the plan set conditions for development of the parcel. The natural environment policies should continue to be applicable with the Industrial/Commercial designation for both parcels. The southern portion of the study area is designated for industrial development. As such, re-designation from IND to IND/COM on the southern parcel would be generally consistent with the plan and would not result in significant inconsistencies with plans and policies.

The Rairdon CAR is particularly supportive of Alternative 2, which would increase the range of office and commercial uses permitted in the study area relative to Alternatives 1 and 3.

#### *Population and Housing*

A zoning change to allow for industrial and commercial uses in an area currently zoned for industrial and multifamily would reduce the likelihood of multifamily development in the Totem Lake Business District.

In all three alternatives, Totem Lake will take a significant portion (25.6% to 41.2%) of residential development by 2035, so creating obstacles to residential development would reduce housing capacity. However, the most compatible alternative is Alternative 3, which allocates the least amount of household growth to Totem Lake of the three alternatives. In addition, Totem Lake has excess residential capacity relative to housing targets.

#### *Employment and Economic Development*

These proposals would likely lead to more commercial space in Totem Lake, by allowing commercial uses on the TL 9A parcel (currently zoned industrial) and allowing commercial uses on the TL9B parcel, currently zoned multifamily. Converting parcels from industrial to commercial is likely to increase employment capacity, as employment density is typically higher for commercial than industrial uses. Conversion of multifamily use to

commercial would also increase employment capacity at the expense of residential capacity. As such, these proposals are most compatible with Alternative 2, which allocates the most employment growth to Totem Lake.

Industrial employment in Kirkland has been declining for several years, and the proportion of Kirkland's workforce employed in industrial jobs been steadily shrinking. This proposal could contribute to this decline in industrial jobs, thus also reducing access to higher-wage jobs for workers with fewer credentials.

#### ***Natural Environment***

The northern portion of the study area is located in a well-vegetated wildlife corridor connecting to Totem Lake, and contains two wetlands (Type 2 and 3) and two Class C streams (Watershed study, dated December 3, 2013). The area also contains a high risk landslide hazard area (steep slope), and borders a tributary stream to Totem Lake along the western parcel boundary. Any development on this portion of the site, under the existing or proposed zoning, could have adverse effects on terrestrial habitat and water quality with replacement of vegetation by impervious surfaces. Such impacts would be minimized by application of the critical areas regulations. A change in zoning to industrial use from residential use would help lower the risk to human safety of any development that could be accommodated on the site given the environmental constraints. The City's geologically hazardous areas regulations will require geotechnical study and review prior to development in these areas.

The change in zoning on the southern part of the study area would have no impacts on geohazard risk, water resources, or plants and animals.

#### ***Transportation***

The Rairdon CAR study area encompasses two parcels of land north of NE 126th Place and adjacent to 132nd Avenue NE. One parcel is zoned as TL9A industrial while the second is zoned as TL9B multifamily residential. The CAR proposal would rezone both parcels as TL 7 industrial/commercial in order to allow auto sales. Under Scenario 1, the full allowable development under current zoning, a total of 61 PM peak hour trips would be generated. Under Scenario 2, both lots would redevelop as commercial auto sales. The building coverage of this development was estimated at about 10%; this matches a typical building coverage for an automobile sales lot in Kirkland. This would generate 73 PM peak trips, an increase of about 13 trips.

**Exhibit 4.10-1. PM Peak Hour Trip Generation Analysis – Rairdon CAR**

Description	Scenario 1		Scenario 2	
	Lot 1 - No action	Lot 2 - No action	Lot 1 – CAR proposal	Lot 2 – CAR proposal
Use	Low density residential	Light industrial	Commercial (auto sales)	Commercial (auto sales)
Lot size (sf)	162,914	95,832	162,914	95,832
Building Size (sf)	-	-	17,639	10,376
Residential Units	32.9	-	-	=
Rate	1.00 <sup>1</sup>	0.97 <sup>2</sup>	2.62 <sup>3</sup>	2.62 <sup>3</sup>
Vehicle Trips	32.6	27.9	46.2	27.2
<b>Total</b>	<b>60.5</b>		<b>73.4</b>	

1: Trips per dwelling unit in the PM peak hour of the adjacent street; Land Use Category 210 – Single Family Detached Housing (ITE Trip Generation Manual, 9th Edition)

2: Trips per thousand SF GFA in the PM peak hour of the adjacent street; Land Use Category 110 – General Light Industrial (ITE Trip Generation Manual, 9th Edition)

3: Trips per thousand SF GFA in the PM peak hour of the adjacent street; Land Use Category 841 – Automobile Sales (ITE Trip Generation Manual, 9th Edition)

Source: Fehr & Peers, 2015

**Public Services**

The proposed rezone from light industrial and low density residential to industrial/ commercial zoning would decrease the demand for school services, and potentially increase the demand for fire and police services.

Because of its close proximity to the Totem Lake Planned Action Area, the Rairdon Citizen Amendment Request is most closely aligned with Alternative 2.

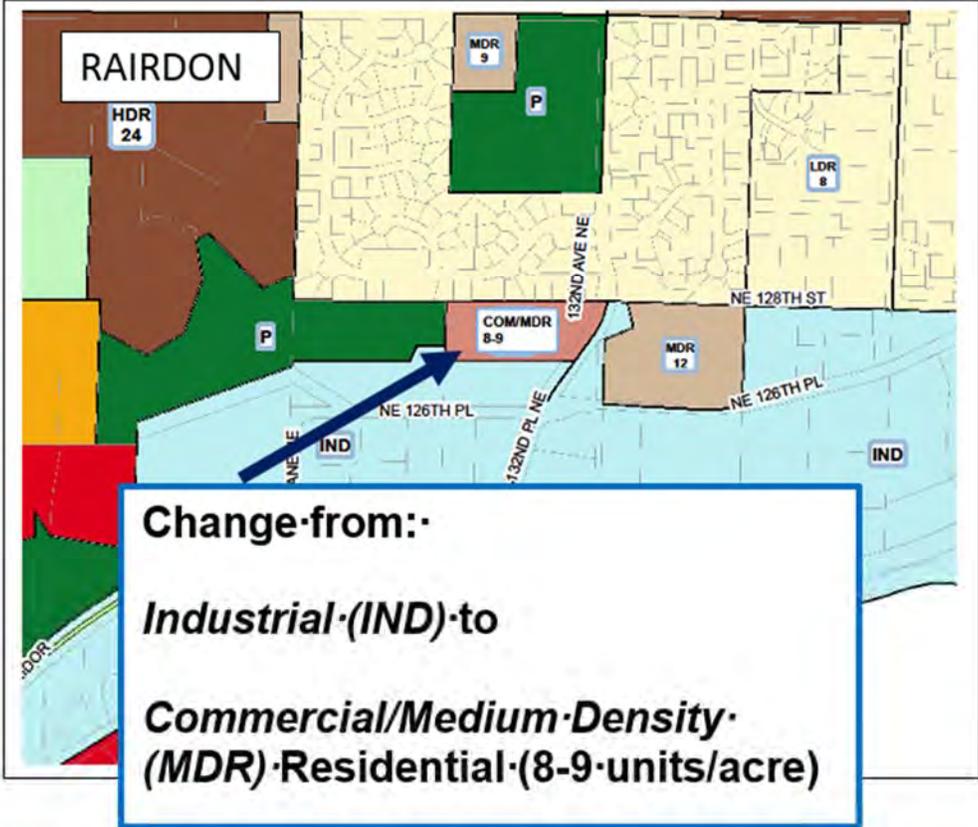
**Utilities and Capital Facilities**

This study area examines the impacts of rezoning Industrial and Multifamily Residential to Industrial/Commercial. Depending on the commercial development, there may be a need to upsize or provide additional water and sewer infrastructure to meet demand. The City of Kirkland provides water service to the study area; Northshore Utility District provides sewer service.

The proposed change for this study is most closely aligned with Alternative 1 because it results in employment growth outside of the Central and Totem Lake Business Districts and the neighborhood centers.



# Land Use Map Change RAIRDON



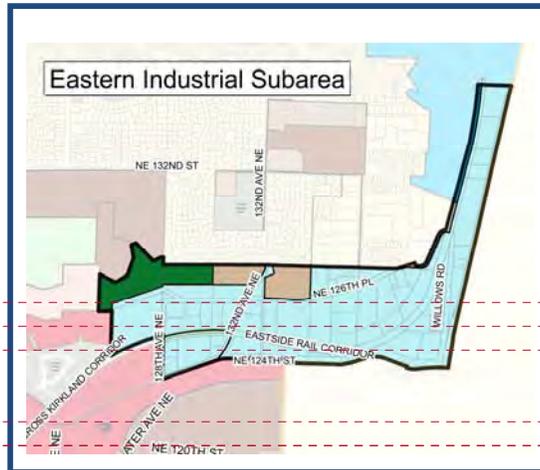


Text related to the area where the Rairdon CAR is located:

Revisions to the text incorporate the preliminary recommendations of the Planning Commission for the Morris, Rairdon and Astronics CARs.

**Eastern Industrial Subarea**

The Totem Lake Business District ~~Neighborhood~~ contains a large light industry/office area generally located east of 124th Avenue NE, and in the vicinity north of NE 124th Street and generally north of the Cross Kirkland Corridor. (District TL 9 on Figure TL-11). Land east of the Eastside Rail Corridor at Kirkland's easternmost boundary with King County is also included in this area. This area is developed with a variety of light industrial and service uses and is one of the few remaining light industrial areas in the City. While the industrial/commercial area in this subarea provides a range of services, over 90% of the jobs located here are tied to either light industry/office (aerospace/high tech) or auto dealerships.



**Goal TL-35:** Support the retention and expansion of light industry/office uses while allowing flexibility in uses for unique conditions.

The Eastern Industrial Subarea provides a close-in location for many businesses that are either light industry/office in nature or they provide good and services such as auto repair, plumbing or contracting. These uses should be supported through regulations that allow them to expand, while minimizing conflicts with non-industrial uses within the area.

Environmental features present in some areas of the Eastern Industrial Subarea make development with traditional light industrial structures challenging. Flexibility for a variety of uses is appropriate in these areas.

**Policy TL-35.13-5:**

Support the continued existence of light industry/office ~~industrial~~ uses in the eastern portion of the business district ~~neighborhood~~ (district TL 9).

Light industry/office ~~Industrial~~ uses in this area should be supported through development standards and incentives that encourage existing businesses to remain and expand, and future industrial tenants to choose to locate here.

**Policy TL-35.2**

Development of the land north of NE 126<sup>th</sup> Place should be subject to standards to protect critical areas.

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The parcel of land located within this area, on the north side of NE 126th Place, ~~just east of the Private Open Space area,~~ may be appropriate for ~~multifamily residential use, as well as limited retail, light industry/industrial~~ or small office uses. ~~The site contains a steep, heavily vegetated hillside that may constrain development. The Natural Environment policies contained in this Neighborhood Plan set forth conditions for development of this hillside property. The abutting parcel directly to the north of this site is a steep, heavily vegetated hillside in the northeastern portion of the neighborhood and~~ lies within an identified high landslide area (see Figures TL-45 and ~~inset map TL-11, District TL-9~~). Although a range of office, ~~light industry/industrial~~ or ~~multifamily retail~~ uses ~~is/are~~ permitted in the southern portion of ~~the this area if it is developed alone, development that includes consolidation with the northern parcel~~ development within the northern parcel, ~~hillside north of NE 126th Place, this development and all development on the hillside is/are~~ subject to the following conditions ~~that apply to any development of the northern parcel~~:

*Revisions incorporate preliminary direction on Rairdon CAR.*



- (1) ~~Proposals to develop Development the northern parcel (TL 9B) alone with residential development~~ should be subject to public review and discretionary approval through the City's Process IIA process. ~~Proposals that include consolidation and coordination with development of the southern parcel in TL 9A in retail (vehicle) use should be reviewed through a Planned Unit Development proposal (Process IIB).~~
- (2) For residential development on the northern parcel (TL 9B):
  - a. The base density for residential development on the slope should be eight dwelling units per acre.
  - b. Lot coverage for development should be lower than that allowed for the less environmentally sensitive properties to the south, to enable the preservation of vegetation and watercourses on the site.
  - c. Vegetative cover should be maintained to the maximum extent possible. Clustering of structures may be required to preserve significant groupings of trees.
  - d. Watercourses should be retained in a natural state.
  - e. Development should only be permitted if an analysis is presented that concludes that the slope will be stable. The analysis should indicate the ability of the slope and adjacent areas to ~~accommodate with stand~~ development, the best locations for development, and specific structural designs and construction techniques necessary to ensure long-term stability.
  - f. The hillside with the steepest slopes should be left undisturbed in a natural condition and retained as permanent natural open space through the creation of a greenbelt easement or the dedication of air rights. In order to provide property owners with reasonable development potential, some development may be permitted on the southern, lower portion of the hillside. In no case should such

*At the meeting in June, the PC directed staff to move these conditions from the Plan to the Zoning Code. Public testimony has requested that it be retained in the Totem Lake Business District Plan. Does the PC still prefer to have this text included only in the Zoning Code?*

development or associated land surface modification extend closer than 100 feet to existing single-family residential development north of the slope.

- g. Any part of the hillside which is retained as permanent natural open space, but which has been previously altered from its natural state, or which is so altered as a result of soils testing or watercourse rehabilitation, should be returned to its natural condition.
- h. Surface water runoff should be maintained at predevelopment levels.
- i. Vehicular access should be from south of the slope. If necessary, access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.
- j. Where residential uses are allowed, a total of five stories measured above an average building elevation is allowed if at least 10 percent of the units provided are affordable units.

(3) For non-residential development that includes consolidation and coordination of both parcels (TL 9A and TL 9B):

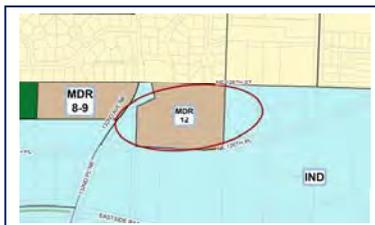
- a. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.
- b. Vehicle access to development must be from NE 126<sup>th</sup> Place NE.
- c. An expanded buffer, greater than 100' from the northern property line must be provided.
- d. Lighting and noise must be limited to prevent impacts to neighboring residential uses.

**Policy TL-35.3:**

*This new text incorporates preliminary direction for the Morris CAR.*

Support development of multifamily residential use east of 132<sup>nd</sup> Avenue NE and north of NE 126<sup>th</sup> Place, where topography and critical areas make development with light industry/office use challenging.

Steep slopes within High Landslide Hazard Areas, dense vegetation and wetlands exist within some areas east of 132<sup>nd</sup> Avenue NE. On these parcels, development with multifamily residential use may provide opportunities to avoid potential wetlands, buffers and steeper areas through the siting of units in several smaller structures that follow existing topography. Since these properties lie within a successful light industry/office area, residential development should include substantial buffers and other elements to minimize conflicts with existing and future light industry/office neighbors.





**DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS**

Section 55.61	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.140	Mini-Day-Care See Spec. Reg. 1.	None	None	10'	0'	0'	80%	Same as primary use.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>This use is permitted if accessory to a primary use, and:                             <ol style="list-style-type: none"> <li>It will not exceed 20 percent of the gross floor area of the building;</li> <li>The use is integrated into the design of the building.</li> </ol> </li> <li>A six-foot-high fence is required along the property lines adjacent to the outside play areas.</li> <li>To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.</li> <li>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.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> </ol>
.150	Recycling Center											<ol style="list-style-type: none"> <li>May deal in metal cans, glass, and paper. Other materials may be recycled if the Planning Director determines that the impacts are no greater than those associated with recycling metal cans, glass, or paper. The individual will have the burden of proof in demonstrating similar impacts.</li> </ol>
.160	Public Utility								C	B		<ol style="list-style-type: none"> <li>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 the nearby uses.</li> </ol>
.170	Government Facility Community Facility								See Spec. Reg. 1.			
.180	Vehicle or Boat Repair, Services, Storage, or Washing								A	E		<ol style="list-style-type: none"> <li>Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.</li> <li>Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.</li> </ol>
.190		Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.										

These amendments would implement changes related to the Rairdon CAR.

Add Vehicle Sales use, and Special Regulations for this use.

Add Sales to this use listing

- Vehicle or boat sales are permitted on parcels abutting 132nd Avenue NE only.
- For lighting requirements associated with development, see KZC 115.85(2). In addition, no internal illumination of wall surfaces is allowed.
- Outdoor loudspeaker systems are prohibited.

55.62 User Guide – TL 9B zone.

The charts in KZC 55.64 contain the basic zoning regulations that apply in the TL 9B zone of the City. Use these charts by reading down Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.63



Section 55.63 – 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. All development or associated land surface modifications shall be set back 100 feet from the north boundary.
3. Vehicular access shall be from the south of the slope. If necessary, access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.

Attachment 9  
**Text to be inserted:**  
 for uses other than "A Retail Establishment providing vehicle or boat sales, repair, services, storage or washing",

[link to S](#)

**New General Regulations to include:**

4. For residential development:
  - a. The base density for residential development on the slope should be eight dwelling units per acre.
  - b. Lot coverage for development should be lower than that allowed for the less environmentally sensitive properties to the south, to enable the preservation of vegetation and watercourses on the site.
  - c. Vegetative cover should be maintained to the maximum extent possible. Clustering of structures may be required to preserve significant groupings of trees.
  - d. Watercourses should be retained in a natural state.
  - e. Development should only be permitted if an analysis is presented that concludes that the slope will be stable. The analysis should indicate the ability of the slope and adjacent areas to accommodate development, the best locations for development, and specific structural designs and construction techniques necessary to ensure long-term stability.
  - f. The hillside with the steepest slopes should be left undisturbed in a natural condition and retained as permanent natural open space through the creation of a greenbelt easement or the dedication of air rights. In order to provide property owners with reasonable development potential, some development may be permitted on the southern, lower portion of the hillside. In no case should such development or associated land surface modification extend closer than 100 feet to existing single-family residential development north of the slope.
  - g. Any part of the hillside which is retained as permanent natural open space, but which has been previously altered from its natural state, or which is so altered as a result of soils testing or watercourse rehabilitation, should be returned to its natural condition.
  - h. Surface water runoff should be maintained at predevelopment levels.
  - i. Vehicular access should be from south of the slope. If necessary, access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.
  - j. Where residential uses are allowed, a total of five stories measured above an average building elevation is allowed if at least 10 percent of the units provided are affordable units.

The Kirkland  
 4479, pass  
 Disclaimer:  
 Kirkland Zoning  
 Office for o  
 above.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.64	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Detached Dwelling Units	Process IIA, Chapter 150 KZC	5,000 sq. ft.	20'	5'	10'	60%	30' above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. 2. Chapter 115 KZC contains regulations regarding home occupa-
.020	Detached, Attached or Stacked Dwelling Units	Process IIA, Chapter 150 KZC	5,000 sq. ft.	20'	5'	10'	60%	30' above average building elevation.	E	A	1.7 per unit.	1. This use is allowed only when included in development of the adjoining parcel to the south in TL 9A. 2. An expanded buffer, greater than 100 feet, from the parcel's north property line must be provided. The buffer must be placed in a recorded, protective easement. 3. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred. 4. For lighting requirements associated with development, see KZC 115.85(2). In addition, no internal illumination of wall surfaces is allowed. 5. Outdoor loudspeaker systems are prohibited.
				stacked units, 5', but 2 side yards must equal at least 15'. See Spec. Reg. 4.				units: 50' above average building elevation. See Spec. Reg. 6.				
.030	Church		7,200 sq. ft.	20'	20'	20'	70%	30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy of worship. See Spec. Reg. 2	

New use listing and standards for vehicle sales use, to be developed with parcel in TL 9A.

1. This use is allowed only when included in development of the adjoining parcel to the south in TL 9A.  
2. An expanded buffer, greater than 100 feet, from the parcel's north property line must be provided. The buffer must be placed in a recorded, protective easement.  
3. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.  
4. For lighting requirements associated with development, see KZC 115.85(2). In addition, no internal illumination of wall surfaces is allowed.  
5. Outdoor loudspeaker systems are prohibited.

A Retail Establishment providing vehicle or boat sales, repair, services, storage or washing.

Planned Unit Development, Process

None 20' 5' 10' 70%

30' above average building elevation

A

E

See KZC 105.25

These amendments would implement changes related to the Rairdon CAR.

55.62 User Guide – TL 9B zone.

The charts in KZC 55.64 contain the basic zoning regulations that apply in the TL 9B zone of the City. Use these charts by reading down Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.63



Section 55.63 – 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. All development or associated land surface modifications shall be set back 100 feet from the north boundary.
3. Vehicular access shall be from the south of the slope. If necessary, access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.

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Section 55.64	USE ↓ 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)	
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A Retail Establishment providing vehicle or boat sales, repair, services, storage or washing.

Planned Unit Development, Process

None 20' 5' 10' 70%

30' above average building elevation

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See KZC 105.25

These amendments would implement changes related to the Rairdon CAR.





**CITY OF KIRKLAND**  
**PLANNING AND COMMUNITY DEVELOPMENT**  
 123 Fifth Avenue, Kirkland, WA 98033  
[www.kirklandwa.gov](http://www.kirklandwa.gov) ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE  
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

*Directions: You may use this form or answer questions on separate pages.*

**I. CONTACT INFORMATION:**

- A. Applicant Name: Diana J. Suzuki
- B. Mailing Address: 12950 Willows Rd NE
- C. Telephone Number: 425-895-4337
- D. Email Address: diana.suzuki@astronics.com
- E. Property Owner Name (if different than applicant): Astronics Corporation
- F. Mailing Address: 12950 Willows Rd NE
- G. Telephone Number: 425-895-4337
- H. Email Address: diana.suzuki@astronics.com

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.*

*A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.*

**II. PROPERTY INFORMATION:**

- A. Address of proposal: (if vacant provide nearest street names) Willows Road
- B. King County Tax Parcel number(s): 222605-9027-09
- C. Describe improvements on property if any: please see attached
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: IL 7
- F. Current land use designation and permitted density shown on the City's land use map. Zoning IL 7 - Industrial

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

Please see attached

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B. Description of the specific reasons for making the request:

Please see attached

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C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

Please see attached

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign: Diana J. Suzuki VP  
 Name – print: Diana J. Suzuki, VP Finance & Admin  
 Property owner or Legal Representative? Legal Representative  
 Date: 6-17-2014  
 Address: 12950 WILLOWS RD NE  
 Telephone: 425-895-4337

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
  2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

June 16, 2014

Astronics Advanced Electronic Systems, Corp. Attachment 1

City of Kirkland Planning and Community Development

Application for 2014 Citizen amendment Land use requests to the comprehensive plan, zoning code and zoning map

## II Property Information

C. Build a 130,000+ SF building with adequate parking for 600 – 700 employees on property currently owned and adjacent to the existing facility.

## III. Request for Information and Reasons:

A. Description of the Request: In order to build the maximum size building on the existing vacant property and give AES the most options to manage cost of the new facility, AES requests the maximum building height be increased to 75 feet.

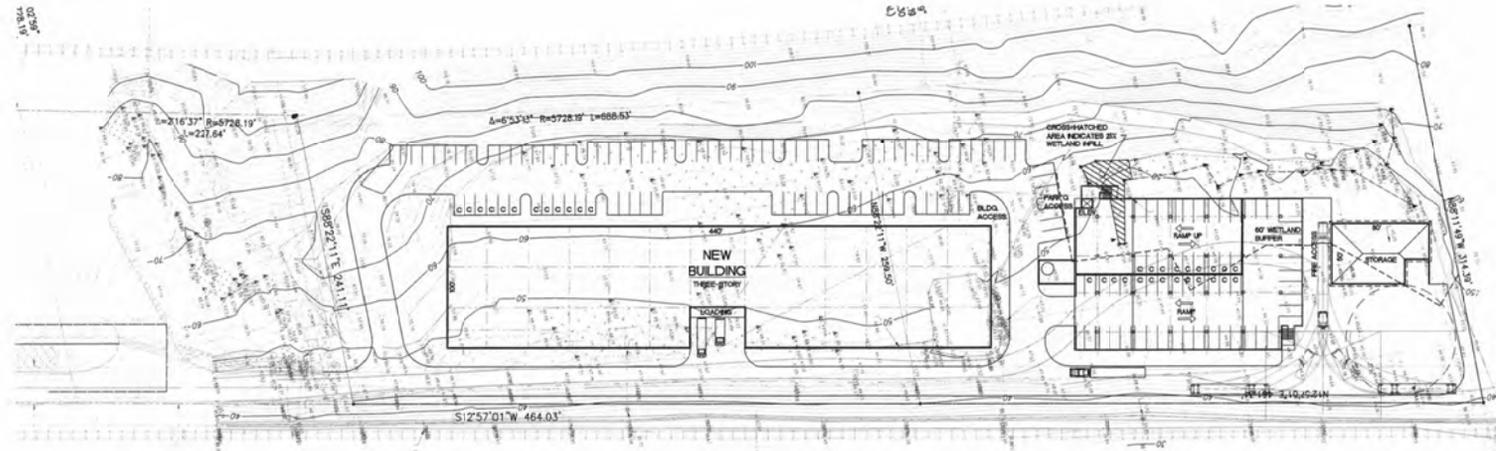
B. Description of the specific reasons for making the request: AES purchased the vacant property at the same time the existing building was purchased with the specific goal of expanding operations with a new building when the business increased to support the investment. AES moved into the current facility on 1/2/2013 and business has grown so rapidly we have been forced to lease 25,000 SF of office and lab space. This is in addition to space currently under lease (approximately 13,000 SF) to support storage of inventory, equipment and shipping of our products. Unfortunately the closest site we could find with appropriate office and lab space was in Redmond. To eliminate the leased space it is now time to start the permitting process and build a new building. Key benefits to building on the existing property are:

- Cost of leasing facilities is much more expensive than owning the buildings
- Eliminate commuting time lost between facilities
- Ease of direct employee contact by maintaining close proximity
- Reduce commuting pollution and cars on the roads
- Duplication of facility costs that comes with remote facilities
- AES products are FAA approved and can only be produced in approved facilities, therefore having our employees in closer proximity reduces the costs of supporting multiple facilities that would require FAA approvals and ongoing audits.
- The property is at the base of the Kingsgate slope with a large elevation change. The use of the average building height calculation will restrict the site's maximum building height.

C. The request to increase the maximum building height to 75 feet will give AES the most options to build the largest, most cost effective building and keep jobs in Kirkland.

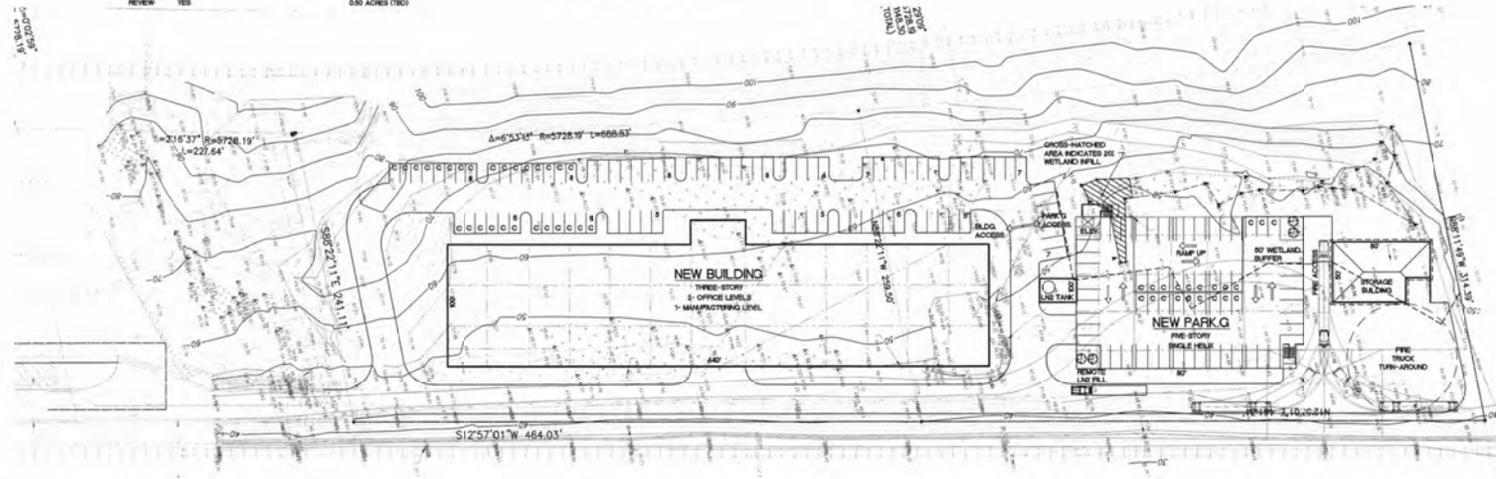






<b>ZONING:</b> TYPE: TL-7 MIN LOT: NONE SETBACKS: FRONT 0' SIDE 0'	<b>LOT COVERAGE:</b> MIN: 40% BLDG. ELEVATION: CURRENTLY BEING 60' HEIGHT LMT	<b>DESIGN REVIEW:</b> YES	<b>SITE AREA:</b> LOT 0: 32.485 ACRES LOT 1: 18.995 ACRES TOTAL AREA: 2408.8 SF ABRAVED WETLAND AREA: 2179 SF 0.50 ACRES (78%)	<b>BUILDING AREA:</b> FIRST: 44300 SF SECOND: 44300 SF THIRD: 46000 SF TOTAL AREA: 134600 SF	<b>PARKING PROVIDED:</b> PL-1: 5965 SF PL-2: 35000 SF PL-3: 35000 SF PL-4: 35000 SF PL-5: 17480 SF TOTAL AREA: 108465 SF	<b>PARKING PROVIDED:</b> PL-1: 5965 SF PL-2: 35000 SF PL-3: 35000 SF PL-4: 35000 SF PL-5: 17480 SF TOTAL AREA: 108465 SF	<b>REQUIRED PARKING:</b> OFFICE: 11300 G.S.P. MANUF: 300 - 298 STALL MANUF: 11000 G.S.P. 44000 / 1000 = 44 STALLS TOTAL PARKING REQ'D: 340 SURPLUS STALLS: 0	<b>STALLS:</b> 87 STALLS 85 85 85 296 STALLS 74 STALLS 340 STALLS - 11300 G.S.P.
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1 SCHEMATIC SITE / BLDG. - LOWER LEVEL  
1" = 40'



2 SCHEMATIC SITE / BLDG. PLAN - UPPER LEVEL  
1" = 40'

**ASTRONICS**  
CORPORATION

**CRAFT**  
ARCHITECTS

2505 Third Avenue  
Suite 524  
Seattle, WA 98121  
206.720.7001 phone  
206.720.3849 fax  
www.craftarchitects.com

**ASTRONICS**  
North Building  
12950 Willows Road  
Kirkland, Washington

CONSULTANT

Comments / Revisions

Sheet Title: SCHEMATIC SITE PLAN

Date: 06/23/14

Design:

Drawn:

Project No.: 13-08

Approved:

Building No.:

Sheet No. **SS-4**  
COPYRIGHT CRAFT ARCHITECTS 2013



# SUZUKI- ASTRONICS CAR

**Sites:**

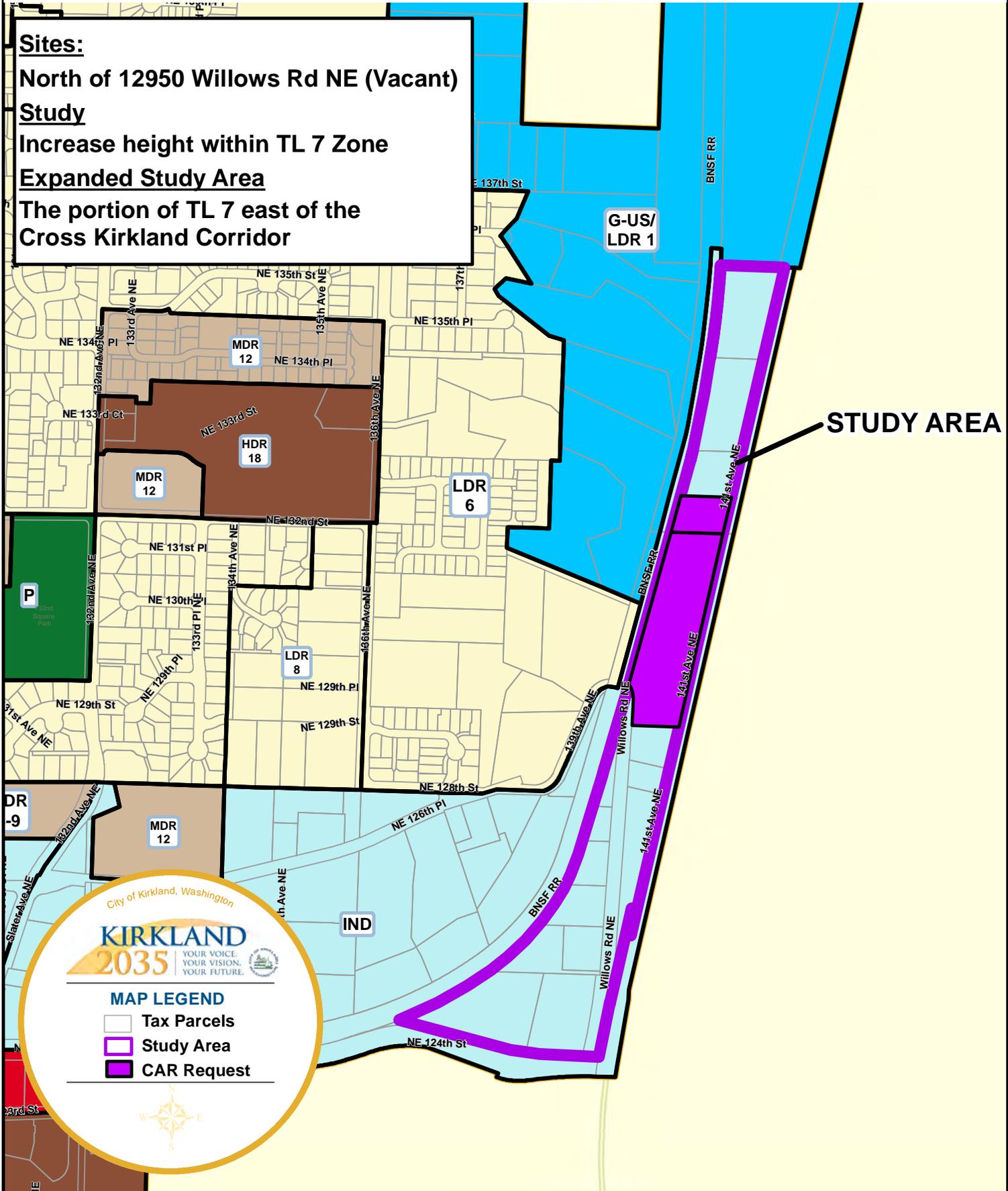
North of 12950 Willows Rd NE (Vacant)

**Study**

Increase height within TL 7 Zone

**Expanded Study Area**

The portion of TL 7 east of the Cross Kirkland Corridor



**STUDY AREA**



**MAP LEGEND**

- Tax Parcels
- Study Area
- CAR Request





### ***Utilities and Capital Facilities***

This study area, which is within the Totem Lake Planned Action Area, examines the impacts of rezoning Industrial to Multifamily Residential. There may be a need to adjust water distribution infrastructure to meet residential needs or extend infrastructure from the nearby Medium Density Residential Infrastructure. The City of Kirkland provides water service to the study area; Northshore Utility District provides sewer service.

The proposed change for this study is most closely aligned with Alternative 2 because it results in new housing units within the Totem Lake Planned Action Area.

## **4.12 Astronics Corp.**

### **Overview and Location**

The study area for the Astronics CAR includes the portion of the TL 7 zone in eastern Totem Lake that falls east of the Cross Kirkland Corridor. The proposal would maintain current zoning on these properties but would increase the maximum allowed height from 45 feet to 65 feet.

### **Compatibility with the Alternatives**

#### ***Land Use Patterns***

The northern portion of the subject property is vacant with industrial use to the south. The proposed height increase in the TL 7 Zone would not change the allowable land uses, but would increase the intensity of development allowed. The property is adjacent to vacant lands to the north and east, the city limits boundary to the west and industrial use to the south. The proposal would not have substantial impacts on land use impacts within the study area. However, an increase in height in the TL 7 Zone would allow for additional height on other properties within the zoning district and may result in land use impacts in other locations. The proposed amendment is most compatible with Alternative 2 that allocates the greatest amount of employment growth to Totem Lake and would require capacity increases to accommodate the employment allocation.

#### ***Plans and Policies***

The proposal is generally consistent with plans and policies and with all Alternatives.

The area for which an increase in permitted height is proposed is located at the foot of a hill and is not expected to result in any significant adverse impacts to plans and policies consistency.

The Astronics CAR is particularly supportive of Alternative 2, which would increase the range of office uses permitted in the study area relative to Alternatives 1 and 3.

#### ***Population and Housing***

The Astronics Corp. CAR seeks a rezone from light industrial to a greater intensity of light industrial development by increasing height allowances. There would be no impacts to population and housing for any of the three alternatives.

#### ***Employment and Economic Development***

By increasing allowed height in the TL7 zone of Totem Lake, this proposal would increase the capacity for jobs in Totem Lake. As such, it would be most compatible with Alternative 2, which allocates the most new jobs to Totem Lake and promotes Totem Lake as Kirkland's primary growth center.

**Natural Environment**

An increase in height limits would not have adverse effects on water resources or plants and animals. The area is mapped as a liquefaction hazard. However, the geologically hazardous areas regulations will require geotechnical study and review to ensure the hazard is addressed. One wetland and two streams are mapped in the Astronics CAR. Additional wetlands and stream are mapped north and west of the site.

**Transportation**

The Astronics CAR study area is located on the eastern border of the City of Kirkland and north of NE 124th Street. This area includes 16 parcels which are currently zoned as TL7 for industrial use. The CAR proposal would increase the allowed height within this zone. To account for the increase in allowable building height, a change in the FAR was assumed to be from 0.35 to 0.4. The existing lot coverage was calculated from the existing Astronics building. Under the existing zoning, full use of the industrial area would result in 433.3 PM peak trips. This would increase to approximately 496 PM peak hour vehicle trips if the allowable FAR were increased to 0.4, or 62 additional vehicle trips.

**Exhibit 4.12-1. PM Peak Hour Trip Generation Analysis – Astronics CAR**

	Scenario 1	Scenario 2
Description	No action allowable	CAR proposal
Use	Light Industrial	Light Industrial
Total area of study (sf)	1,277,108	1,277,108
Building Size (sf)	Lot coverage 35%	FAR 0.4
Residential Units	n/a	n/a
Rate	0.97 <sup>1</sup>	0.97 <sup>1</sup>
Vehicle Trips	433.3	495.5
<b>Total</b>	<b>433.3</b>	<b>495.5</b>

1: Trips per thousand SF GFA in the PM peak hour of the adjacent street; Land Use Category 110 – General Light Industrial (ITE Trip Generation Manual, 9th Edition)

Source: Fehr & Peers, 2015

**Public Services**

The change to an increased height within the Totem Lake/ TL 7 Zone would potentially require additional fire flow requirements, and more calls for police and fire services.

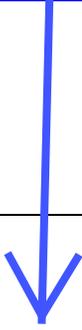
Because of its location in the Totem Lake Planned Action Area, the Astronics Corp. Citizen Amendment Request is most closely aligned with Alternative 2.

**Utilities and Capital Facilities**

This study area proposes increasing allowed height for a commercial business within a portion the Totem Lake Planned Action Area. Given the areas existing commercial use, it is unlikely that there will need to be any additional water and sewer infrastructure or upsizing of existing infrastructure to meet demand. However, additional height may require stronger pressure for required fire flows. The City of Kirkland provides water service to this site and the Northshore Utility District provides sewer service.

The proposed change for this study is most closely aligned with Alternative 2 because it results in employment growth within the Totem Lake Business District.

Text related to the Astronics CAR:



**Policy TL-35.4:**

*This text incorporates preliminary direction for the Astronics CAR.*

Additional building height is appropriate in the eastern portion of the subarea, east of Willows Road, where development may occur at the base of the hillside.



Along the eastern edge of the subarea, a significant grade change from the residential area at the top of the hill to the light industry/office area at its base provides an opportunity to accommodate additional development in taller buildings without impacts to neighboring uses. Critical areas present on these properties provide a challenge to development, and the opportunity to provide space in taller structures may also help to minimize the need to disturb these features.

Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provided a greater level of function and value are preferred.



Section 55.51

Zone  
TL 7

USE ZONE CHART

Height of Structure for all uses: TL 7A: 80' above A.B.E.  
TL 7B: 45' above A.B.E.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.51	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			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)		
			Lot Size	REQUIRED YARD (See Ch. 115)											
				Front	Side	Rear									
.00	A Retail establishment providing storage services. See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	45' above average building elevation.	A		See KZC 105.25.	1. May include accessory living facilities for resident security manager. 2. This use not permitted if any portion of the subject property is located within 150 feet of the Cross Kirkland or Eastside Rail Corridor.			
.00	A Retail establishment providing building construction, plumbing, electrical, landscaping, or pest control services												B	1 per each 300 sq. ft. of gross floor area.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.080	A Retail establishment selling building materials or														
							80%								
							90%								
	establishment providing rental services														
.100	High Technology								A	D	If manufacturing then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. otherwise, see KZC 105.25.	4. For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE and west of the Kirkland city limits, the following regulations apply: a. Building height may be increased to 75' for elevator overrides and other rooftop appurtenances. Rooftop screening must comply with Section 115.120.3. b. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.			

These amendments would implement the changes related to the Astronics CAR

New Special Regulations for High Technology use.  
New reference in height column to Special Regulation related to building height.

45'.  
See Spec. Reg. 4.a

4. For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE and west of the Kirkland city limits, the following regulations apply:  
a. Building height may be increased to 75' for elevator overrides and other rooftop appurtenances. Rooftop screening must comply with Section 115.120.3.  
b. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.

Section 55.51

Zone  
TL 7

USE ZONE CHART

Height of Structure for all uses: TL 7A: 80' above A.B.E.  
TL 7B: 45' above A.B.E.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.51	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.110	Office Use	D.R., Chapter 142 KZC. See Gen. Reg. 2.	None	10'	0'	0'	80%	45' above average building elevation.	C See also Spec. Reg. 1(a).	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.	
.112	goods or providing services including banking and related services (See Spec. Reg. 1).								B	1 per each 300 sq. ft. of gross floor area.	1. .2. For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE and west of the Kirkland city limits, the following regulations apply: a. Building height may be increased to 75' for elevator overrides and other rooftop appurtenances. Rooftop screening must comply with Section 115.120.3. b. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred	
.130	Restaurant or Tavern									1 per each 100 sq. ft. of gross floor area.	1. 2.	
	providing printing, publishing, or duplicating services									1 per each room. See Spec. Reg. 2.	1. 2.	
										1 per each 300 sq. ft. of gross floor area.	1.	

New Special Regulations for Office use. New reference in height column to Special Regulation related to building height.

45'. See Spec. Reg. 2.a

.2. For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE and west of the Kirkland city limits, the following regulations apply:  
a. Building height may be increased to 75' for elevator overrides and other rooftop appurtenances. Rooftop screening must comply with Section 115.120.3.  
b. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred

These amendments would implement changes related to the Astronics CAR.