Totem Station
Planned Unit Development (PUD)

May 17, 2012
File No. ZON11-00026
Public Hearing

GENERAL INFORMATION

Site: 11515 124th Avenue NE

Neighborhood: North Rose Hill

Size: 86,331 sq. ft. or 1.98 acres

Zone: NRH 1A

Applicant: CamWest Development
Aaron Hollingbery

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ____
Department ✓
Public ____
FILE # ZON 11-00026

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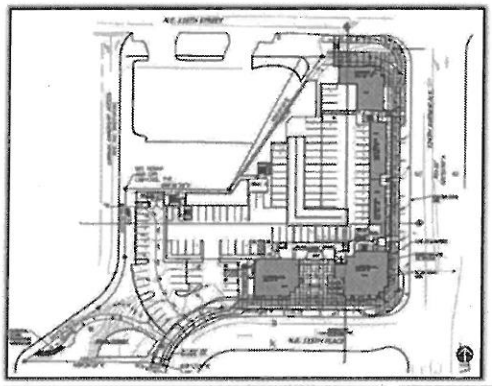


PROPOSAL

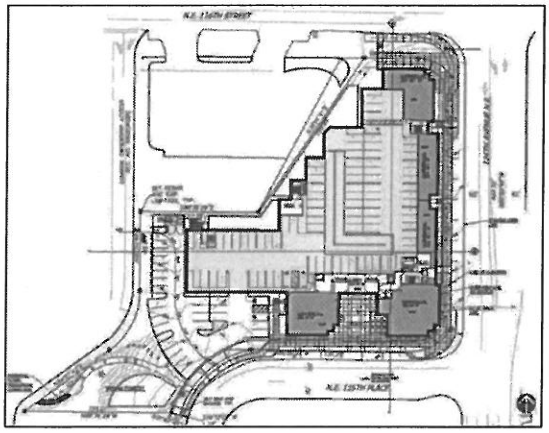
Project:
- 4 to 5 story mixed-use development
- 108 one-unit/studio apts.
- 10,200 sq. ft. ground floor commercial/retail space
- 128 parking stalls
- Urban forest and dog park

Urban Forest & Dog Park – Enlarged Detail

116th and 124th Intersection - SW View

KEY ZONING TOPICS

- **Process IIB**
  - **PUD** - Locate parking associated with the residential use on the ground floor of the building
  - **Parking Modification** - Construct 16 of the required parking stalls off-site in the adjoining right-of-way (NE 115th Place and 124th Avenue NE)
- **Development Regulation**
  - **Shared Parking** – Shared parking between uses



PROCESS

DRB: Design Review Board approval August 15, 2011

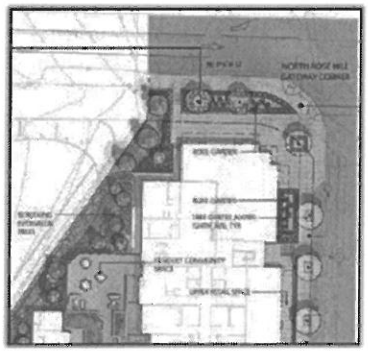
SEPA: Environmental Determination issued March 21, 2012

PUD:
- Process IIB
- Public hearing
- Staff recommendation to the Hearing Examiner
- Hearing Examiner recommendation to the City Council
- City Council makes the final decision

Grading & Building Permit Review

PUBLIC COMMENT

- Majority of comments were related to traffic, transportation improvements, and traffic calming on Slater Avenue. These comments were addressed by Transportation Engineer during the SEPA review.
- Concern that not enough parking is provided for the project
- Install a North Rose Hill Neighborhood sign at the intersection of NE 116th Street and 124th Avenue NE
- WSDOT concerned about potential damage to frontage improvements associated with NE 116th Street interchange project



PUD

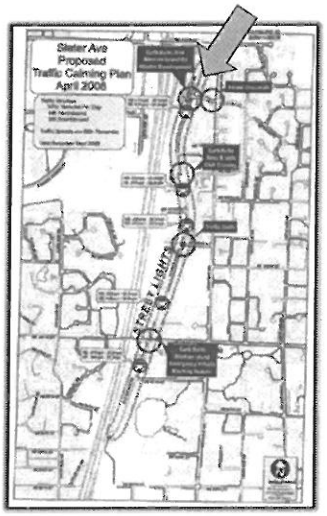
- KZC Section 125.35 – Three decisional criteria for PUD request
  1. The proposed PUD meets the requirements of KZC Chapter 125
  2. Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City
  3. The applicant is providing one or more of the benefits listed in KZC Section 125.35.3 to the City as part of the proposed PUD

- The applicant's response can be found in Enclosure 9

PUD- STAFF ANALYSIS

- **No Adverse Impacts Identified**
  - Project proposes a mix of liner commercial and high-density residential uses
  - Majority of parking stalls not visible
  - ULI study recommends relaxing requiring retail

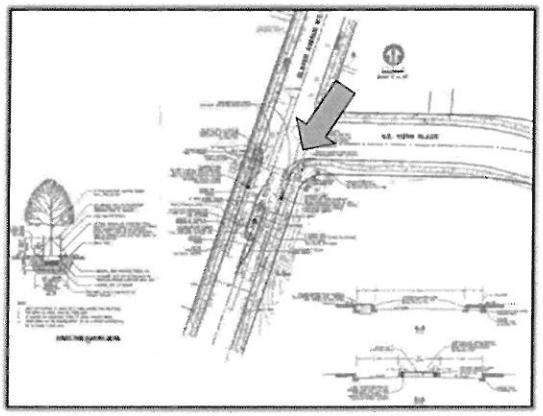
- **Public Benefits**
  - Frontage Improvements
    - 124th Avenue NE
    - Wider sidewalk along NE 115th Place
  - Superior Design
    - Scale and Massing
    - Gateway
    - Building Modulation
  - Pedestrian Plaza



PUD – STAFF ANALYSIS

Public Benefits cont.

- Traffic Calming
  - Traffic island south of NE 112th Place
  - Striping

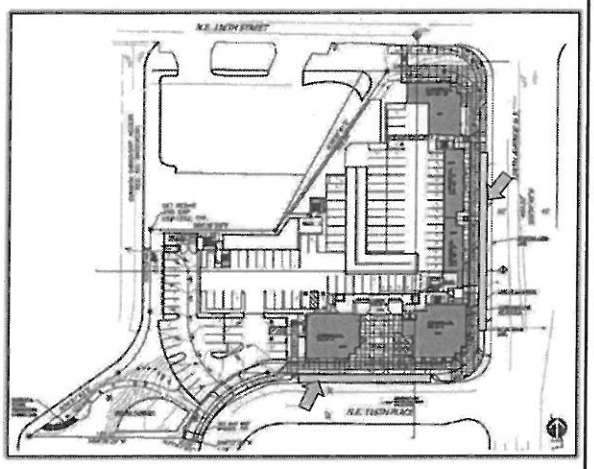


PARKING MODIFICATION CRITERIA

- KZC Section 105.103.3.d – Three decisional criteria to locate parking offsite:
  1. The proposed parking area will have no adverse impacts on adjacent properties;
  2. It is reasonable to expect that the proposed parking area will be used by the subject use; and
  3. A safe pedestrian and/or shuttle connection exists, or will be created, between the subject use and the proposed parking area.

PARKING MODIFICATION CRITERIA

- **Staff Analysis**
  - Proposal reviewed by City Transportation Engineer
    - Proposal meets project's peak parking demand
    - No adverse traffic safety impacts anticipated
  - 16 street parking stalls are in addition to City required frontage improvements
  - Street parking is located adjoining the subject property and near the commercial spaces



SHARED PARKING

- KZC Section 105.45 – This code section allows sharing of a parking area as follows:

  Two or more uses may share a parking area if the number of parking spaces provided is equal to the greatest number of required spaces for uses operating at the same time.

- **Staff Analysis**

  Proposal reviewed by City Transportation Engineer. Proposed number of parking stalls meet peak parking demand of 121 (weekday) and 124 stalls (weekend). To help ensure successful shared parking, the following is being required:
  - Installation of signage
  - Restricting high parking intensive uses until further study
  - Implementing a shared parking management program

STAFF RECOMMENDATION

- Staff recommends approval of the PUD and parking modification with the conditions outlined in Section I.B of the staff advisory report