



CITY OF KIRKLAND

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MEMORANDUM

To: Planning Commission

From: Angela Ruggeri, AICP, Senior Planner

Date: May 1, 2008

Subject: TOUCHSTONE (PARK PLACE), ORNI, AND ALTOM PRIVATE AMENDMENT REQUESTS (PARs) FILE NO. ZON07-00016, ZON07-00012, AND ZON07-00019

RECOMMENDATION

Give staff direction on timeline and topics for preparation of preliminary preferred alternative for the Planned Action Final Environmental Impact Statement (FEIS).

BACKGROUND DISCUSSION

I. PRIVATE AMENDMENT REQUESTS

The three private amendment requests are summarized below and a map showing their locations is included as Attachment 1. Staff may propose additional requirements and changes to the code as we proceed through the process.

- A. Touchstone Corporation (Park Place)** has submitted a private amendment request for the redevelopment of the existing Kirkland Park Place Center. The request includes a building height increase from 3-5 stories to 4-8 stories as measured from the grade of 6th Street and Central Way and allowance of taller buildings next to Central Way and 6th Street. It also includes a building setback reduction from 20 feet to 0 feet on Central Way and 6th Street, and possibly from 10 feet to 0 feet next to Peter Kirk Park. There may also be requests for flexibility in other regulations such as lot coverage. These amendments would be reflected in changes to the Comprehensive Plan, Zoning and Design Guidelines for the site.
- B. Katherine Orni** has submitted a private amendment request for the properties located at 825, 903 and 911 5th Avenue, east of the Post Office in the Moss Bay Neighborhood. The request is to change the zoning from PLA 5D which does not allow office to PLA 5C which allows office and additional height up to 60 feet above average building elevation or 6 stories whichever is less. The existing zoning allows 40' above average building elevation or 4 stories whichever is less. The zoning code

amendment would also allow a reduction of building setbacks where PLA 5C development abuts low density uses in the PLA 5A zone. The site contains three legally nonconforming office buildings, which were allowed to be built because of a legal action that was taken when the zoning was originally put into place in 1979.

- C. Rhoda Altom** has submitted a private amendment request for the property located at 220 6th Street in the Moss Bay Neighborhood. She is requesting a change in zoning from PLA 5B to PLA 5C to allow additional height up to 60 feet above average building elevation or 6 stories whichever is less. She is also asking that the minimum lot size requirement of one acre for this additional height in PLA 5C be removed. The study area for this PAR includes the site to the north of the Altom property. This site is between the Altom property and PLA 5C.

II. PROCESS

The City Council made the decision to study these three private amendment requests in July of 2007. At that time, the Council also passed a resolution which directed the Design Review Board (DRB) to play a role in advising the Planning Commission on the Park Place PAR. The DRB made their recommendation on site layout and building massing to the Planning Commission in March of 2008 after holding a number of meetings to study the applicant's proposal.

The environmental review process for the Touchstone (Park Place), Orni, and Altom PARs began last fall and the DEIS was issued on 4/4/08. A summary of the DEIS was presented at the 4/10/08 Planning Commission meeting and an open house was held on 4/16/08 to give the public an opportunity to ask questions relating to the DEIS. The Planning Commission and SEPA Responsible Official then held a public hearing at the 4/24/08 Planning Commission meeting to take comments on the DEIS and the potential changes to the Comprehensive Plan, Municipal Code, and Zoning Code. The comments on the DEIS will be addressed and included in the FEIS document (see Attachments 2 through 5).

The Planning Commission is now working on the preliminary preferred alternatives for each of the PARs. The end result of the environmental review process will be a planned action environmental impact statement (EIS) which will include an analysis of the preferred alternatives for the PAR proposals. This analysis will be a tool used by the Planning Commission to help them determine an appropriate recommendation to the City Council on the Comprehensive Plan policies, development regulations and design guidelines for the area where the three PARs are located. The Planning Commission will also be forwarding the Planned Action Ordinance to the City Council for adoption. This ordinance will define the limits of development for the three proposals (total square footage, uses allowed and total number of trips from the transportation analysis). It will also be the mechanism for requiring the mitigation measures necessary for the developments.

III. FUTURE PLANNING COMMISSION MEETINGS

After the public hearing portion of the April 24 Planning Commission meeting, staff and the Planning Commission discussed the process for developing the preliminary preferred alternative that will be analyzed in the FEIS. The Planning Commission directed staff to move the next public hearing, originally scheduled for May 22, to a later date. This was done to allow the Commission more time to develop the preliminary preferred alternative before taking additional public comments. The following is a preliminary list of dates for upcoming Planning Commission meetings. A public hearing has been added on June 12. If the Planning Commission is also able to make a decision on the preferred alternative that will be analyzed in the final EIS that evening, it will push the end date of the project out by at least two weeks. If the decision is not made until the following meeting on 6/26, there will be a longer delay in getting a recommendation to the City Council.

- 5/8/08 - study session to discuss preliminary preferred alternative.
- 5/22/08 – study session to discuss preliminary preferred alternative.
- 5/29/08 – study session to discuss preliminary preferred alternative.
- 6/12/08 – public hearing to take comment on preliminary preferred alternative and decision on preferred alternative to be included in final EIS.

A breakdown of topics for the three study sessions in May is listed below.

The Planning Commission should develop tentative conclusions on each topic as they are discussed. These conclusions will help determine the preferred alternative for the June 12 hearing.

1. Study Session on 5/8/08 – Downtown Character and Land Use Issues:

- Touchstone (Park Place) briefing on information requested by the Planning Commission at previous PC meetings (see Attachment 6).
 1. Applicant's retail program
 2. Applicant's proposal for view protection
 3. Sustainable design examples
 4. Office case studies
 5. Study of entry and exit points
- Existing policies and regulations for the Downtown and Moss Bay Neighborhood.
- Criteria that must be met in order to change the Comprehensive Plan.
- Fundamental questions relating to projects:
 1. Appropriate character for downtown
 2. Land Use:
 - (a) Appropriate amount of development
 - (b) Mix of uses

2. Study Session on 5/22/08 – Infrastructure Issues

- Transportation impacts (appropriate mitigation measures, acceptable LOS)
- Required transit changes and realistic mode split
- Acceptable number of parking spaces (review Touchstone proposal)
- Appropriate mitigation measures (transportation, police, fire)
- What to include in Planned Action Ordinance vs. Zoning Code and Comprehensive Plan

3. Study Session on 5/29/08 – Design Issues:

- Compatibility of proposed and existing land uses (shade and shadow impacts)
- Building height and setbacks for three areas
- Appropriate relationship of buildings to open space
- View corridor issues
- Appropriate mitigation measures
- What to include in Planned Action Ordinance vs. Zoning Code and Comprehensive Plan

IV. KEY PLANS & POLICIES

The Park Place property is located within the Downtown Plan of the Moss Bay Neighborhood Plan and is designated for commercial use. The Orni and Altom properties are in the perimeter areas of the Moss Bay neighborhood. The Orni property is presently designated for high density residential. The Altom property is designated for office/multifamily use. Although, the Orni and Altom PARs are not specifically part of the downtown in the Comprehensive Plan, they are an extension of the downtown area and therefore should also be considered when discussing the plans and policies relating to the downtown.

Although there are a number of plans and policies listed below, the key issues that need to be decided upon can summarized by the following two questions.

1. What is the appropriate amount of development for the downtown area? Land use and mix of uses should also be considered.
2. Do these proposals fit with the vision for the character of downtown?

Draft EIS section 1.6: Significant Unavoidable Adverse Impacts states the following:

- 1.6.1 Land Use Patterns: The Proposed Action will result in a greater intensity of land use and greater employment in the analysis area. The changes to land use patterns would generally conform to the Comprehensive Plan vision for Downtown. Changes to the analysis area have the potential to impact land use compatibility, but impacts can be mitigated with mitigation measures.

- 1.6.2 Plans and Policies: No significant unavoidable adverse impacts to plans and policies are anticipated. Conflicts with adopted plans and policies require amendments.

State and Regional Policies (DEIS page 3.2-12 and 13)

This section of the DEIS states that the Proposed Action is consistent with the state GMA goals and the King County Countywide Planning Policies because the redevelopment would:

- Provide more concentrated development of office and commercial uses in the urban areas where public services are available;
- Produce economic growth and development in an urban activity area; and
- Allow development in an area well served by public transportation and nonmotorized transportation networks, allowing for multimodal transportation to the employment area.

The following information describes some of the key policies of the Comprehensive Plan that relate to the Downtown Plan for Kirkland.

The Planning Commission should determine if amendments to these Comprehensive Plan goals and policies will be necessary, and if so, whether it is appropriate to make these changes to the plan.

A. A VISION FOR KIRKLAND (page II-2)

“...Downtown Kirkland is a vibrant focal point of our hometown with a rich mix of commercial, residential, civic, and cultural activities in a unique waterfront location. Our Downtown maintains a human scale through carefully planned pedestrian and transit-oriented development. Many residents and visitors come to enjoy our parks, festivals, open markets and community events...”

B. FRAMEWORK GOALS (pages II-3 to II-8)

FG-1: Maintain and enhance Kirkland’s unique character.

Discussion: To those who come to Kirkland to live, work, shop, or play, Kirkland is a unique and special place. Each of the City’s neighborhoods and business districts has a its own distinctive identity. A prime goal is to protect and improve those qualities that make our neighborhoods and our business districts so attractive. Some of the important characteristics are a small town feel; strong sense of place; waterfront orientation; long shoreline with public views and access; pedestrian and transit-friendly business districts; a human scale downtown; a thriving urban center, numerous and diverse parks;

neighborhoods with a variety of housing types, styles, and ages; abundant open space; historic structures; and a network of bike and pedestrian paths. The Comprehensive Plan must seek to support these and any other features which significantly contribute to the City's desired character.

FG-4: Promote a strong and diverse economy.

Discussion: Kirkland's economy provides a variety of employment opportunities, a broad range of goods and services, and a strong tax base...To protect and strengthen our economy, public and private interests must work together to create a climate that allows existing businesses to prosper and attract new businesses compatible with Kirkland's economic goals and character.

C. LAND USE CHAPTER (page VI-17)

Policy LU – 5.3: Maintain and enhance Kirkland's Central Business District (CBD) as a regional Activity Area**, reflecting the following principles in development standards and land use plans:

- Create a compact area to support a transit center and promote pedestrian activity.
- Promote a mix of uses, including retail, office and housing.
- Encourage uses that will provide both daytime and evening activities.
- Support civic, cultural, and entertainment activities.
- Provide sufficient public open space and recreational opportunities.
- Enhance, and provide access to, the waterfront.

** An "activity area" is defined in the Comprehensive Plan as "an area of moderate commercial and residential concentration that functions as a focal point for the community and is served by a transit center."

As the name implies, the Central Business District (CBD) has historically been the center of commercial activity in Kirkland. As Framework Goal 3 states, Downtown is also a residential, civic, cultural, and entertainment focal point and has the most dominant role in contributing to the City's identity. These prominent roles of the CBD should be maintained and enhanced.

D. ECONOMIC DEVELOPMENT CHAPTER (page VIII-9)

Goal ED-3: Strengthen the unique role and economic success of Kirkland's commercial areas.

Policy ED-3.1: Promote economic success within Kirkland's commercial areas.

The Land Use Element sets forth the general land use development pattern for Kirkland's commercial areas. Consistent with each Neighborhood Plan there will be opportunities to

strengthen commercial areas in the types of businesses provided and redevelopment opportunities. Following is a summary of the role of each commercial area.

...Downtown's role is an Activity Area that serves as a community and regional center for professional and government services, specialty retail, tourism, arts and entertainment, neighborhood services and housing.

E. VISION FOR THE DOWNTOWN PLAN

Downtown Kirkland provides a strong sense of community identity for all of Kirkland. This identity is derived from Downtown's physical setting along the lakefront, its distinctive topography, and the human scale of existing development. This identity is reinforced in the minds of Kirklanders by Downtown's historic role as the cultural and civic heart of the community.

Future growth and development of the Downtown must recognize its unique identity, complement ongoing civic activities, clarify Downtown's natural physical setting, enhance the open space network and add pedestrian amenities. These qualities will be encouraged by attracting economic development that emphasis diversity and quality within a hometown setting of human scale (page XV.D-4).

F. LAND USE IN THE EAST CORE FRAME

The overall land use goal is to achieve a critical mass of retail uses and services essential to the economic vitality of the Downtown area.

Development in the East Core Frame should be in large, intensively developed mixed-use projects. The area between Central Way and Kirkland Way provides the best opportunities in the Downtown to achieve a vital employment base and should continue to emphasize office redevelopment over residential. Limited residential use should be allowed adjoining the eastern edge of Peter Kirk Park as a complimentary use (page XV.D-8).

G. URBAN DESIGN IN DESIGN DISTRICT 5

Key concepts for Design District 5 are as follows (page XV.D-13):

Buildings:

- Maximum building heights should be between 3 and 5 stories.
- Facades facing Central Way, Kirkland Way, and Peter Kirk Park should be limited to between 2 to 3 stories with taller portions of the building stepped back significantly.
- Buildings over 3 stories in height should generally reduce building mass above the 3rd story.

- Placement, size, and orientation of new structures in this district should be carefully considered to preserve a sense of openness within the district and around the perimeter.
- Within the district, massing should generally be lower toward the perimeter and step up toward the center.
- Buildings fronting Peter Kirk Park and the Performance Center should be well modulated, both vertically and horizontally.
- Buildings should not turn their backs to the park with service access, blank walls, etc.

Gateway:

- The intersection of 6th Street/Central Way is a gateway into the Downtown. New development should have a positive impact on that gateway and should be designed to enhance the gateway.
- A substantial building setback or mitigating design on the south side of Central Way is necessary to provide openness at this important gateway.

Landscaping and pedestrian access:

- Landscaping and pedestrian linkages should be used to create an effective transition.
- Planned pedestrian paths are shown in Figure C-4 and Figure C-6 (see Attachments 3 and 4).

Vehicular access:

- A north-south vehicular access between Central Way and Kirkland Way should be preserved and enhanced with pedestrian improvements. Shortcuts between streets and buildings improve the directness and ease of pedestrian routes.

Key urban design concepts for the Downtown Plan are as follows (pages XV.D-15 through D-17):

- Large green expanse of Peter Kirk Park provides an open space relief to the densely developed Downtown core to the west.
- Westerly public views where Central Way meets 6th Street are important.
- Downtown Master Plan (Figure C-4 – Attachment 7) and Figure C-6, Design Districts 5 and 6 (Attachment 8) show the existing office tower as a major visual landmark, and three major pedestrian routes: (1) along Central Way; (2) between 4th Avenue and Peter Kirk Park crossing through the central part of the site; and (3) between 2nd Avenue and Peter Kirk Park crossing through the southern part of the site.
- Enhancement and improved definition of the east-west pedestrian corridor between the lake and Kirkland Park Place Center would help connect the center with the rest of the shopping district.

The following information describes some of the key policies of the Comprehensive Plan that relate directly to the Orni proposal which is located in Planned Area 5 D (pages XV.D-23 & 24).

High-density residential and office uses permitted in Planned Area 5...the planned area is divided into five subareas, based on the unique conditions for development within each area.

East D. Subarea: The easternmost third of PLA 5 is identified as Subarea D. This area has developed in high-density multifamily uses in recent years. Remaining developable land is limited to one parcel in the southeast portion of the subarea. Future development should be multifamily residential at a density of up to 24 dwelling units per acre. However, to minimize impacts of future development or redevelopment on remaining single-family dwellings in Subarea A, height limitations, large setbacks, and limitation of horizontal dimensions should be required where this development is adjacent to single-family homes.

The following information describes some of the key policies of the Comprehensive Plan that relate directly to the Altom proposal which is located in Planned Area 5 B (pages XV.D-23 & 24).

High-density residential and office uses permitted in Planned Area 5...the planned area is divided into five subareas, based on the unique conditions for development within each area.

West B Subarea: Adjacent to 6th Street and south of 4th Avenue, Subarea B is heavily impacted by traffic, as well as existing and future commercial uses and offices to the west. The noise and traffic make this area inappropriate for single-family use, while its east of access and proximity to the Downtown makes it appropriate for both offices and multifamily uses at a density of up to 24 dwelling units per acre. New development in this subarea should minimize access points directly onto 6th Street. Access for offices, however, should be provided exclusively from 6th Street or 4th Avenue and precluded from Kirkland Way. Structures should be limited to three stories in height. Greater height limitation, large setbacks, and limitation on horizontal dimensions should be required adjacent to single-family dwellings in Subarea A.

Both the Orni and the Altom proposals request a change to Planned Area C, which is described in the Comprehensive Plan as follows (pages XV.D-24).

North C Subarea: Subarea C located north of Subareas B and A, contains the U.S. Post Office facility servicing Greater Kirkland. Remaining land should develop as professional office or multifamily residential at a density of up to 24 dwelling units per acre. Structures up to five or six stories in height are appropriate here as the adjacent steep hillside limits potential view obstruction from tall buildings. At the same time, taller than normal

structures could themselves take advantage of views to the west while maintaining greater open area on site and enhancing the greenbelt spine. Greater height limitation, large setbacks, and limitation of horizontal dimensions should be required adjacent to single-family dwellings in Subarea A.

V. KEY ZONING CHART REGULATIONS

The Touchstone (Park Place) proposal is located in the CBD 5 zone. The following regulations apply to the CBD 5 zone and they presently form the basis of any new development on the site.

Design Review: Chapter 142 relating to Design Review applies to development in the CBD 5 zone.

Site Design: The entire site must be physically integrated both in site and building design.

Permitted Uses: A range of uses are allowed including, but are not limited to office, retail, restaurant, recreation and entertainment, and hotel. Stacked and attached dwelling units are permitted within 170 feet of Peter Kirk Park and cannot exceed 12.5% of the total gross floor area of the site.

Building Setbacks: 20 foot front yard, 10 foot setback from Peter Kirk Park and 0 for all others yards. The DRB has authority to approve minor reductions in setbacks if the request results in superior design and will have any substantial detrimental effect on nearby properties and the city as a whole.

Height: 3 to 5 stories, but only 3 stories within 100 feet of Peter Kirk Park. For the CBD, the maximum retail ground floor height is 13-15 feet, the maximum office height is 13 feet and the maximum residential height is 10 feet per story.

Lot Coverage: Lot coverage allowed is 80%.

Parking: For general retail or office uses (not including medical, dental or veterinary), 1 parking stall is required for every 350 square feet of gross floor area, restaurant at 1 for every 125 square feet of gross floor area, fast food at 1 for every 100 square feet of gross floor area, and hotel at 1 for every room.

Pedestrian linkages: Must be consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan between the public sidewalks and buildings entrances and between the site and adjacent sites.

The Orni proposal is located in the PLA 5D zone. The following regulations apply to the PLA 5D zone and they presently form the basis of any new development on the site.

Design Review: Design review is not required in the PLA 5D zone.

Permitted Uses: This is a residential zone allowing single and multifamily residential uses as well as related uses such as churches and day care centers.

Building Setbacks: 20 foot front yard and for buildings greater than 30' in height, the front yard must be increased one foot for each foot above 30' in height., 10 foot rear yard (the rear yard for a multifamily development may be reduced to 0 if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot. Side yards must be a minimum of 5' with the total of the two side yards equaling 15 feet. There are also special allowances for side yards of multifamily units that are attached to a dwelling unit on an adjoining lot. Additional setbacks are required for development adjacent to PLA5A.

Height: 25' above average building elevation for single family homes. If the development contains at least one acre then 4 stories or 40 feet above average building elevation whichever is lower. If the development is on less than one acre, then the height limit is 30 feet above average building elevation. Horizontal façade regulations apply to portions of structures adjoining low density uses in PLA 5A.

Lot Coverage: Lot coverage allowed is 60% to 70% depending on the use.

Parking: 1.7 stalls per multifamily residential unit.

The Altom proposal is located in the PLA 5B zone. The following regulations apply to the PLA 5B zone and they presently form the basis of any new development on the site.

Design Review: Design review is not required in the PLA 5B zone.

Permitted Uses: Multifamily residential, office, mixed use and various other uses such as churches and day care centers.

Building Setbacks: 20 foot front yard, 10 foot rear yard, and side yards must be a minimum of 5' with the total of the two side yards equaling 15 feet. The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structure exceeds 20' above average building elevation. Building side and rear setbacks can be reduced to 0 if the dwelling unit is attached to a dwelling unit on an adjoining lot.

Height: 30' above average building elevation. Horizontal façade regulations apply to portions of structures adjoining low density uses in PLA 5A.

Lot Coverage: Lot coverage allowed is 70%.

Parking: 1 per each 200 sq ft for medical, dental or veterinary offices, otherwise 1 per every 300 sq ft. 1.7 stalls per multifamily residential unit.

Both the Orni and the Altom proposals request a change to PLA 5C zoning. The following regulations apply to the PLA 5C zone and they presently form the basis of any new development on the site.

Design Review: Design review is not required in the PLA 5C zone.

Permitted Uses: Multifamily residential, office, mixed use and various other uses such as churches and day care centers.

Building Setbacks: 20 foot front yard, 10 foot rear yard, and side yards must be a minimum of 5' with the total of the two side yards equaling 15 feet. The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structure exceeds 20' above average building elevation. Building side and rear setbacks can be reduced to 0 if the dwelling unit is attached to a dwelling unit on an adjoining lot.

Height: If the development contains at least 1 acre, then the lower of 6 stories or 60' above average building elevation, otherwise 30' above average building elevation. Horizontal façade regulations apply to portions of structures adjoining low density uses in PLA 5A.

Lot Coverage: Lot coverage allowed is 70%.

Parking: 1 per each 200 sq ft for medical, dental or veterinary offices, otherwise 1 per every 300 sq ft. 1.7 stalls per multifamily residential unit.

VI. CRITERIA TO AMEND THE COMPREHENSIVE PLAN (sections 140.25 and 140.30 of the Zoning Code)

140.25: Factors to Consider in Approving an Amendment to the Comprehensive Plan

For both City and citizen-initiated amendments, the City shall take into consideration, but is not limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:

- The effect upon the physical, natural, economic, and/or social environments.
- The compatibility with and impact on adjacent land uses and surrounding neighborhoods.
- The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.
- The quantity and location of land planned for the proposed land use type and density.
- The effect, if any, upon other aspects of the Comprehensive Plan.

140.30: Criteria for Amending the Comprehensive Plan

The City may amend the Comprehensive Plan only if it finds that:

- The amendment must be consistent with the Growth Management Act.
- The amendment must be consistent with the Countywide Planning Policies.
- The amendment must not be in conflict with other goals, policies, and provisions of the Kirkland Comprehensive Plan.
- The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.

VII. PLANNED ACTION ENVIRONMENTAL IMPACT STATEMENT

The Planning Commission does not need to develop a complete draft of the amendments to the Comprehensive Plan, Municipal Code and Zoning at this stage, but will need to define the basic parameters sufficiently to allow the final EIS to be prepared. The following list of questions will need to be answered by the completion of the 6/12 PC meeting.

For the Touchstone (Park Place) PAR:

- What are the appropriate height requirements?
- What amount of lot coverage (impervious surface) should be allowed?
- Should there be open space requirements?
- What uses should be allowed in the zone and should there be a requirement for mixed use (for example retail and office)?
- What setbacks from property lines should be required?
- What parking requirements are appropriate?
- What amount of square footage should be allowed? This may or may not be explicitly stated in the Comprehensive Plan or Zoning. Rather the above issues will help to determine the amount of square footage that will be allowed on the site. The square footage will be used to analyze traffic impacts.
- Any other key issues that that will impact the form or size of the development?

For Altom and Orni PARs:

- Is a change of zoning to allow office on the Orni site preferred?
- What building heights are appropriate?
- Should there be any special setback requirements?
- Should there be lot size requirements related to additional height allowance?
- Should there be any additional requirements, such as design review?
- Are there any other key issues that that will impact the form or size of the development?

Planning Commission meetings to develop recommended Comprehensive Plan, Zoning and Design Guidelines will continue through the summer. The Final Planned Action EIS will be issued in August. A third public hearing will also be held to take comment on the preferred alternative and the related Comprehensive Plan, Zoning, and Design Guidelines developed by the Planning Commission. The Planning Commission's final recommendation will go to the City Council this fall.

ATTACHMENT

1. PAR site map
2. Letter from Margaret Carnegie dated April 21, 2008
3. Letter from Steven B. Weed dated April 22, 2008
4. Letter from Kenneth H. Davidson dated April 29, 2008
5. Letter Dan W. Kilpatric dated April 29, 2008
6. Applicant submittal
7. Comprehensive Plan Map C-4
8. Comprehensive Plan Map C-6

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File ZON07-00012
File ZON07-00016
File ZON07-00019