



## CITY OF KIRKLAND

Planning and Community Development Department  
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### MEMORANDUM

**To:** Kirkland Planning Commission

**From:** Jeremy McMahan, AICP  
Angela Ruggeri, AICP

**Date:** August 6, 2008

**Subject:** DRAFT POLICY AND CODES FOR PARKPLACE PRIVATE AMENDMENT REQUEST, FILE NO. ZON07-00016

#### RECOMMENDATION:

Review the draft Use Zone Charts for CBD 5A and the draft Master Plan and Design Guidelines for the proposed Parkplace private amendment request and provide direction to staff.

#### BACKGROUND:

The policy and regulatory framework for Parkplace is divided into three key documents:

- **The Comprehensive Plan** (amendments to the Downtown Plan section of the Moss Bay Neighborhood Plan) establishes the policy basis for redevelopment.
- **The Zoning Code** (creation of a new CBD 5A zone and accompanying CBD 5A Use Zone Charts) establishes the basic regulations for redevelopment.
- **The Master Plan and Design Guidelines** (creation of a new document) to drill down to a greater level of specificity on the form and character of redevelopment.

#### DISCUSSION:

The policy and regulatory framework for Parkplace was discussed briefly at the July 31 Planning Commission meeting. Some Commissioners voiced concerns about the specificity of the Master Plan and design guidelines proposed by staff. They thought that it may be more beneficial to have the Design Review Board approve the Master Plan after the Comprehensive Plan, Zoning Code, and Design Guideline amendments are in place.

Staff's proposal was made with the intent of taking advantage of the considerable site planning work that has already been undertaken by the applicant, DRB, Planning Commission and public. The idea is to create design guidelines that include a master plan for the general site layout and building forms so that these issues would not have to be revisited by the DRB. This would still leave considerable latitude for the DRB to review the design of individual buildings and landscape elements.

It was agreed that this issue will be discussed further at the August 14 Planning Commission meeting.

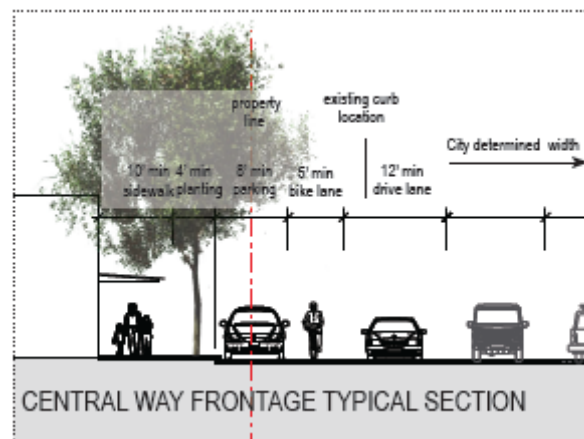
**Comprehensive Plan:** One Planning Commissioner asked that the word “façade” be removed from the Comprehensive Plan language because of the confusion this word has caused with other projects in the CBD (see Attachment 1). This will be discussed further at the August 14 Planning Commission meeting. It was determined that the view shown at the intersection of Central Way and 6<sup>th</sup> Street should be removed from Figure C-4: “Downtown Master Plan” of the Comprehensive Plan (see Attachment 2). This was decided after looking at photos of that intersection and a video taken driving west down 85<sup>th</sup> Street/Central Way toward the intersection.

### **Zoning Code:**

Attachment 3 provides an initial draft of a Central Business District 5A (CBD 5A) use zone chart. The chart creates a use category for master planned development that establishes review process; minimum required yards and parking; maximum lot coverage and building height; sign requirements; and special regulations. Requirements for the height of buildings south of the central open space will be added once the solar analysis is complete. The setback chart will also be adjusted to reflect the width requirements for the road adjacent to Peter Kirk Park once standards for that road have been determined.

*Key regulatory direction needed:*

- *Would development not subject to the master plan be allowed, if so under what provisions (e.g. – under existing CBD 5 regulations, modified CBD 5 regulations, etc.)?*
- *Establish minimum retail square footage?*
- *Height measurement – what is the baseline for height measurement?*
- *Rooftop appurtenances above height – the current code allowance in KZC 115.120 is four foot maximum at 10% coverage with Planning Official authority to modify. Proposal is 16 feet at 25% coverage.*
- *Right-of-way dedication or easements will be required for public improvements (parking and sidewalks, see diagram below) along Central Way and 6<sup>th</sup> Street. Should setbacks be taken from existing property lines, from any new property lines, or from another point (e.g. – back of sidewalk)?*



### **Parkplace Master Plan and Design Guidelines:**

Attachment 4 provides an initial draft of a Parkplace Master Plan and Design Guidelines document prepared by LMN Architects in collaboration with City staff. The document is divided into three sections:

- A Policy Overview section establishing the vision, procedures, and design intent.
- A Master Plan Standards section establishing basic site planning requirements for amenities, retail frontages, pedestrian space, and street grid.
- A Design Guidelines section establishing detailed design standards for the site and buildings. The Design Guidelines are divided into four sub districts (Gateway, Central Way, Park Interface, and Retail/Office Hub) to respond to the surrounding context and site conditions.

It is envisioned that the Master Plan and Design Guidelines would ultimately be adopted into Chapter 3.30 of the Kirkland Municipal Code along with the design guidelines for Kirkland's other design districts.

### **Market Street Access Study:**

The Planning Commission discussed potential traffic mitigations at the last Planning Commission meeting. One of the potential mitigations was at the intersection of 15<sup>th</sup> Avenue and Market Street. A study of access to the Market Street Corridor was completed in January 2007. It is included as Attachment 5 for your information.

#### Attachments:

1. Draft Comprehensive Plan Text
2. Draft Comprehensive Plan Graphics
3. Draft Use Zone Chart
4. Draft Master Plan and Design Guidelines
5. Market Street Access Study

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