



## **CITY OF KIRKLAND**

**Planning and Community Development Department**  
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### **MEMORANDUM**

**To:** Planning Commission

**From:** Angela Ruggeri, AICP, Senior Planner

**Date:** March 20, 2008

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

### **RECOMMENDATION**

Receive presentations from applicants on the proposals for the Touchstone (Park Place), Orni and Altom PARs, discuss the process and schedule, and receive the Design Review Board recommendation for the Touchstone (Park Place) PAR. No action is requested at this time

### **BACKGROUND DISCUSSION**

#### **I. PRIVATE AMENDMENT REQUESTS**

The three applicants will be making presentations explaining their private amendment requests at the beginning of the Planning Commission meeting. The requests have also been 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 6<sup>th</sup> Street and Central Way and allowance of taller buildings next to Central Way and 6<sup>th</sup> Street. It also includes a building setback reduction from 20 feet to 0 feet on Central Way and 6<sup>th</sup> 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. The applicant has provided a packet of information on their proposal which includes the history of the development of their proposal (including the design evolution), a financial summary and draft master plan and design guidelines that they are proposing (see Attachment 2).

- B. Katherine Orni** has submitted a private amendment request for the properties located at 825, 903 and 911 5<sup>th</sup> 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 6<sup>th</sup> 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. The property to the south of the Altom property contains a relatively new office building and is just north of a single family development. It also has a topography change and so provides an appropriate transition piece between PLA5C and the single family development to the south. It is not included in the study area.

## **II. PROCESS**

The Private Amendment Request (PAR) process has two steps: 1) the threshold determination by the City Council to decide whether to further consider the request; and 2) the study process including study sessions and hearings before the Planning Commission when the requests that are selected are considered further. The study process involves public hearings by the Planning Commission, a recommendation from the Planning Commission to the City Council, and a final decision by the City Council.

The City Council made the Phase 1 decision to further consider these three private amendment requests in July. 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 role of the DRB during this annual amendment process has been to help staff and the Planning Commission develop appropriate Comprehensive Plan policies, development regulations and design guidelines for the portion of CBD 5 where Park Place is located. The primary issues that the Board focused on were site layout and building massing. The

DRB also reviewed the conceptual development plans that the applicant submitted and used them as a starting point for recommendations to the Planning Commission (see Attachment 2). Steve Cox and Brian Berg from the Design Review Board will be at the meeting to present the DRB's recommendation and answer questions. The DRB's recommendation will be forwarded to the Planning Commission and posted to the City's website as soon as it is completed.

The environmental review process began last fall and will continue through the summer. The end result of this process will be a planned action environmental impact statement (EIS) which will include an analysis of Park Place and also of the Orni and Altom proposals and the potential adoption of a planned action ordinance. The draft EIS will provide the Planning Commission with an opportunity to review the alternatives for the three proposals that have been analyzed in the EIS. It will also help the Planning Commission to determine an appropriate recommendation to the City Council that will result in the final Comprehensive Plan policies, development regulations and design guidelines for the area.

### **III. ENVIRONMENTAL IMPACT STATEMENT (PLANNED ACTION)**

The process for these 3 PARs is different than the one used for the other amendments to the Comprehensive Plan. The environmental review process for the 3 PARs will include a Planned Action Environmental Impact Statement (EIS) which will consider the potential impacts associated with land use, aesthetics, transportation, public services and water and sewer utilities. An extensive traffic study and a massing analysis will be used to evaluate the largest potential impacts. The statute and rules for planned actions (RCW 43.32C.031 and WAC 197-11-164) establish a process to address site-specific environmental impacts of planned projects early in the planning stage of the projects. This early review is intended to provide greater certainty and efficiency in project level environmental review. The Planned Action EIS process is occurring concurrently with the DRB and Planning Commission study process. The draft planned action EIS is expected to be issued during the week of March 31, 2008. Staff and the EIS consultant will discuss the results at the Planning Commission meeting on April 10.

The Planned Action EIS will evaluate two alternatives for each site: (1) a "no action" alternative that describes development of sites under the existing Comprehensive Plan, and (2) the applicants' proposals. The existing conditions will also be taken into account.

The applicants' proposals for the three sites that are analyzed in the draft EIS are as follows.

- A. Touchstone (Park Place):** The proposal includes up to 1.8 million square feet of office, retail and hotel floor area and approximately 3,500 parking stalls. The 11.7 acre site currently contains 250,700 square feet of office and retail uses along with 742 parking stalls. This request represents an increase of approximately 1.5 million square feet of office and commercial uses.

- B. Orni:** The proposal includes a 4 to 5 story office complex (up to 60 feet above average building elevation in height) with approximately 145,000 square feet of floor area and underground parking. The site currently contains three 2-story legally nonconforming office buildings.
- C. Altom:** The applicant is proposing an office up to 60 feet above average building elevation in height. A similar proposal will be analyzed for the adjacent parcel to the north. Both parcels contain office buildings at the present time.

#### **IV. TIMING/MEETING SCHEDULE**

Scheduled meetings and events that will be occurring during the next few months are listed below. Some minor date changes related to the draft EIS are included. These do not impact the Planning Commission schedule. Once these changes have been confirmed, a revised schedule will be put on the City's website and handed out to the Commission.

Week of 3/31/08	Draft Planned Action EIS issued
4/10/08	Planning Commission study session to discuss draft EIS
4/16/08	Open House on Draft EIS
4/24/08	Planning Commission first public hearing on DEIS
5/8/08	Planning Commission study session
Approx 5/16/08	End of the Draft EIS comment period
5/22/08	Planning Commission second public hearing on DEIS
5/29/08	Planning Commission deliberations

Planning Commission meetings will continue through August with another public hearing on the preferred alternative scheduled for 8/14/08. The Final EIS will be issued on August first and the Planning Commission's recommendation will go to the City Council in September.

#### ATTACHMENTS:

1. Location map
2. Touchstone submittal (bound separately)

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Rhoda Altom, P.O. Box 22926, Seattle, WA 98122  
File ZON07-00012  
File ZON07-00016  
File ZON07-00019