



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 425.587.3225

www.ci.kirkland.wa.us

**CITY OF KIRKLAND
NOTICE OF HEARINGS**

PURPOSE: Public hearings to address the Planning Commission's draft recommendation on the Planned Action Ordinance and three private amendment requests (PARs); including adoption of Comprehensive Plan text and map amendments; new Municipal Code Design Guidelines and Master Plan for the Parkplace PAR (Area A below); and Zoning Code and map amendments. The public hearings will address the following 3 PARs:

7:00 PM WEDNESDAY, 10/22/08: HEARING ON ORNI AND ALTOM PARs

- Area B – Orni request to amend the Comprehensive Plan Land Use Map from High Density Residential (HDR) to Office/Multifamily (O/MF) and to rezone the area from Planned Area 5D (PLA 5D) zone to Planned Area 5C (PLA5C) zone. This amendment would allow an increase in permissible building height up to 60 feet or 6 stories whichever is lower and would also allow for a reduction of building setbacks where PLA 5C development abuts low density uses in the PLA5A zone.
- Area C – Altom request to rezone the area from Planned Area 5B (PLA 5B) to PLA5C, while retaining the O/MF land use designation in the Comprehensive Plan. The amendment would also allow an increase in building heights to 60 feet or 6 stories whichever is lower and removal of the minimum lot size requirement of 1 acre to attain this height in the PLA 5C zone.

6:00 PM THURSDAY, 10/23/08: HEARING ON TOUCHSTONE (PARKPLACE) PAR

- Area A – Touchstone Corporation (Park Place) request to increase permissible building height up from a maximum of five stories to a maximum of eight stories, and reduce setbacks along nearby streets and Peter Kirk Park. Additional Zoning Code amendments associated with this request may include revisions to lot coverage standards, parking requirements, and site plan requirements.

THE 3 PARs INCLUDE CONSIDERATION OF POSSIBLE AMENDMENTS TO:

- Comprehensive Plan Chapter II: Vision/Framework Goals; Chapter VI: Land Use; Chapter VIII: Economic Development; Chapter IX: Transportation; Chapter X: Parks, Recreation and Open Space; Chapter XI: Utilities; Chapter XIIA: Public Services; Chapter XIII: Capital Facilities; and Chapter XV.D: Moss Bay Neighborhood including maps in these chapters.
- Zoning Map for the three private amendment request sites and Zoning Code Table of Contents; Chapter 1: User Guide; Chapter 5: Definitions; Chapter 50: CBD 5 zone and the creation of a new CBD 5A zone; Section 50.62: Building Height provisions in the CBD; Chapter 60: PLA5B, PLA5C and PLA5D zones; Chapter 92: Design Regulations; Chapter 95: Landscaping; Chapter 105: Parking; Chapter 110: Required Public Improvements; Chapter 115: Miscellaneous Use Development and Performance Standards; Chapter 142: Design Review; Chapter 162: Nonconformance; and Chapter 180 – Plates.
- Municipal Code Section 3.30.040: Adoption of Design Guidelines and Master Plan for the Touchstone (Parkplace) PAR.

LOCATION/ADDRESS:

Area A – Touchstone Corporation (Park Place) private amendment request located at 457 Central Way.

Area B – Orni private amendment request located at 825, 903, 911 5th Avenue

Area C – Altom private amendment request located at 220 6th Street (and expanded study area at 603 4th Avenue)

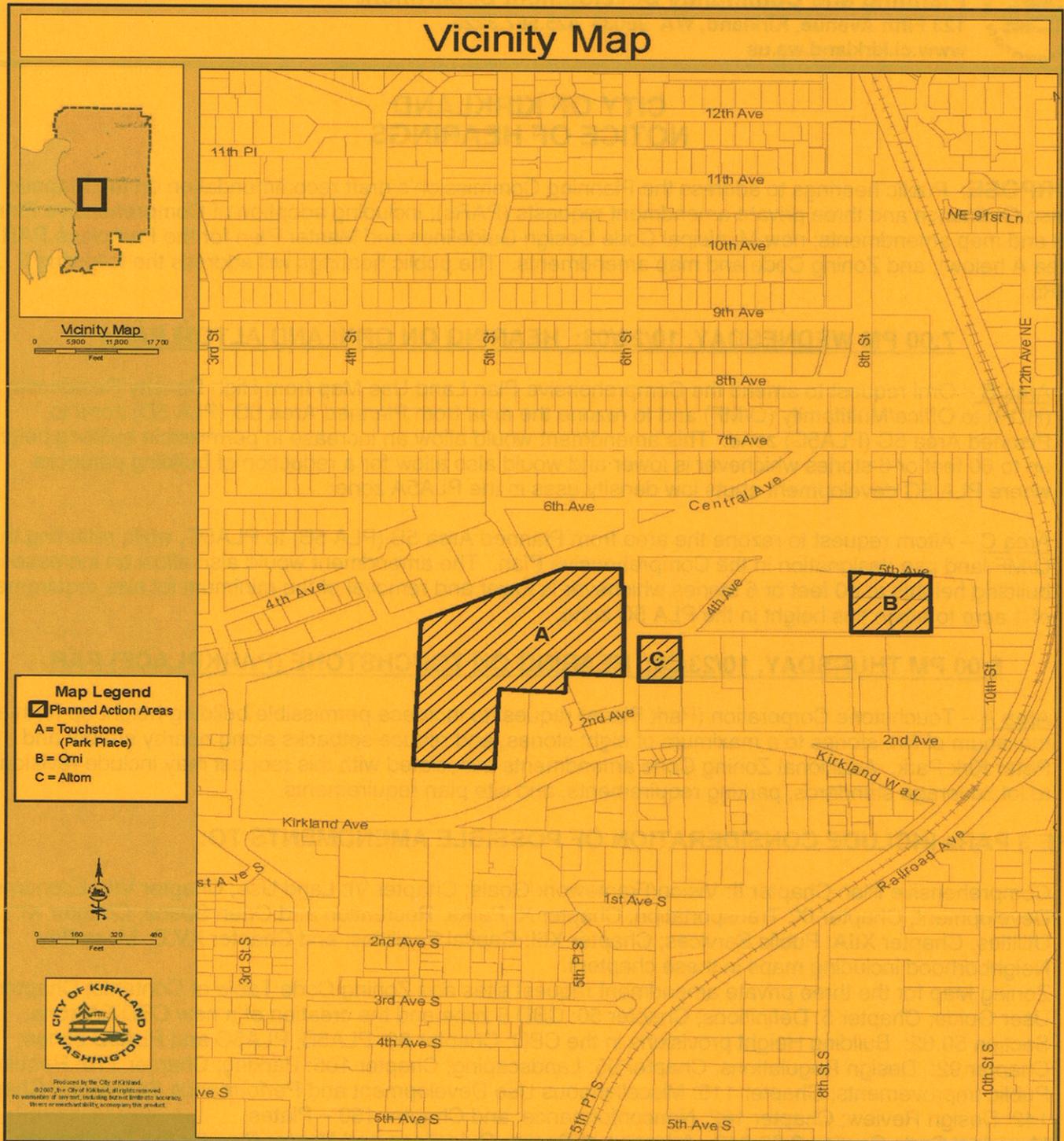
PUBLIC HEARINGS: Will be held by the Kirkland Planning Commission at **7:00 PM** (or as soon thereafter as possible) **on Wednesday, 10/22/08 for Orni and Altom PARs only** and at **6:00 PM** (or as soon thereafter as possible) **on Thursday, 10/23/08 for Touchstone (Parkplace) PAR only**, in the Council Chamber at 123 5th Avenue. The Planning Commission will prepare a recommendation on all items to the City Council for their final decision at a public meeting. The date of the City Council meeting has not been set.

PUBLIC COMMENT: During the hearings, anyone may speak or submit written comments. Before the hearing, written comments may be submitted to the Planning Commission in care of Angela Ruggeri of the Planning Department. Please refer to Permit No. ZON07-00012, ZON07-00016 and ZON07-00019 and include your name, mailing address and e-mail address.

FOR MORE INFORMATION: You may view the official files Permit No. ZON07-00012, ZON07-00016 and ZON07-00019 in the Planning Department, or contact project planner, Angela Ruggeri at (425) 587- 3256 or by e-mail at aruggeri@ci.kirkland.wa.us More information is also available at [http://www.ci.kirkland.wa.us/depart/Planning/Code Updates/Touchstone Orni Altom.htm](http://www.ci.kirkland.wa.us/depart/Planning/Code%20Updates/Touchstone%20Orni%20Altom.htm)

People requiring a disability accommodation may call (425) 587-3000 or for TTY service call (425) 587-3111 prior to the hearing.

Vicinity Map



HOW TO PARTICIPATE IN A PUBLIC HEARING

Follow these two (2) simple steps:

1. In the Public Notice (either posted on the large white sign erected on the subject property, posted on the City Hall bulletin board, or the publishing notice in the Seattle Times) make a note of the deadline date, the hearing date, and the hearing body.
 - The deadline date is the last day you may submit written comments if you will not attend the public hearing or if there will be a hearing on the proposal/project.
 - The hearing date is the day you may submit written and/or oral comments if you will attend the public hearing.
 - The hearing body is the group or individual who will consider the written and oral testimony.
2. You may participate in the public hearing process in either or both of the following ways:
 - Submitting written comments to the appropriate hearing body either by:
 - a. Delivering these comments to the Kirkland Planning Department, 123 5th Avenue, Kirkland 98033, by the deadline date; or
 - b. Give your written comments directly to the hearing body at the public hearing. For the Planning Commission and Houghton Community Council, the Planning Department encourages you to submit any written comments at least 8 days before the hearing date so they will be able to receive and read the comments prior to the meeting.
 - Appear in person, or through a representative, at the hearing and giving oral comments directly to the hearing body.

To find out more:

1. Contact the City staff planner whose name and telephone number appears on the public notice and/or;
2. Come to the Kirkland Planning Department between 8:00 a.m. and 5:00 p.m. and request to see the project file (the project file number is noted in the public notice). The file will contain proposed site plans and building elevations (if applicable) and other information.

Should you have additional questions, please contact the Planning Department: (425) 587-3225.