

# Community-Initiated Amendment Requests (CARs) to the Comprehensive Plan, Zoning Code and Zoning Code Map



Submission date: **26 December 2022, 11:01AM**

Receipt number: **25**

Related form version: **16**

## I. Contact Information

Applicant's Name **Tom Schafer**

Applicant's Address **11132 117th Place NE**

Applicant's City **Kirkland**

Applicant's State **WA**

(Abbreviated: i.e. WA, CA, OR, etc.)

Applicant's Zip Code **98033**

Applicant's Phone Number **4259857000**

Applicant's Email Address **tom@amaurice.com**

Is Applicant the same as Property Owner (or Legal Representative)? **Yes**

Property Owner's (or Legal Representative's) State **WA**

(Abbreviated: i.e. WA, CA, OR, etc.)

Note: If the applicant is the property owner or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand-deliver a copy of this completed application to all affected property owners. Complete an Affidavit of Service that this has been done.

Copies of staff reports and meeting agendas will be sent by email unless you request to the project planner that you want paper copies mailed to you.

## II. For Site Specific Proposal

A. Address of proposal (if vacant, provide nearest street names):	11134 117th PL NE, 11031 117th PL NE, 10910 117th PL NE, 11115 118th PL NE
B. King County Tax Parcel number(s):	389310-0830, 389310-0828, 389310-0829, 389310-0960
C. Describe improvements on property if any:	Miscellaneous one-story office and light industrial structures, with surface parking.
D. Attach a map of site that includes adjacent street names:	<a href="#">20221226_CAR Vicinity Map.pdf</a>
E. Current Zoning on subject property:	TL 10-D, office/mixed use, Totem Lake Urban Center and Business District Overlay
F. Current land use designation & permitted density shown on appropriate neighborhood plan land use map:	N/A

## III. For All Proposals

A. Description of Proposal:	<p>Through this CAR proposal, the applicant seeks amendments to the Comprehensive Plan, including the Totem Lake Business District Subarea Plan, and the Zoning Code to implement a high-density multifamily project on the property in the TL 10-D district identified in the attached exhibit (the “Property”).</p> <p>Parcel #; Address</p> <p>389310-0830; 11134 117th PL NE</p>
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389310-0828; 11031 117th PL NE

389310-0829; 10910 117th PL NE

389310-0960; 11115 118th PL NE

The project to be developed on the Property (the “Project”) would include a pedestrian-oriented neighborhood with six (6) mixed-use buildings comprising of residential, commercial uses and parking. The building would step down in height adjacent to the single family to provide a buffer. A maximum height of 180’ would be located along the eastern portion of the property. ROW dedications would provide neighborhood connectivity extending 117th Place NE and NE 110th Street throughout the property. The particulars of the Project are depicted on the attached exhibit.

In order to provide amendments that facilitate the Project, the CAR proposal may include one or more of the following elements (as well as other elements not identified here):

- Comprehensive Plan Amendments
  - o Modification of the land use designation in the Comprehensive Plan from Office Mixed Use to a more appropriate designation compatible with the Project
  - o Addition of policies to support multifamily development on the Property.
  
- Totem Lake Business District Subarea Plan Amendments
  - o In Figure TL-2, modify land use designation for the Property from BP to C or another land use designation compatible with development of the Project
  - o In Figure TL-11, modify land use designation for the Property from Office to Office/Multifamily or High Density Residential or another land use designation compatible with development of the Project
  - o Under Policy TL-19.3 (“Seek opportunities to expand housing in the Totem Lake Business District”), expand Housing Incentive Area #4 south of NE 112th

Street further to the east to incorporate the Property

- o Revise Policy TL-33.1 as follows: Support and promote expanded opportunities for office and multifamily development south of NE 116th Street through development incentives and flexibility, while continuing to allow for existing light industrial uses to expand and new light industry/office or industrial flex businesses to locate in this area.

- **Zoning Code Amendments**

- o Redesignate the Property within a new zone compatible with the development of the Project
  - o Alternatively, revise the TL-10D Use Zone Chart as follows for multifamily uses:

- **Height:** 180 feet, except 40 feet within 60 feet of a single-family zone and 85 feet within 100 feet of a single-family zone
    - **Use:** allow multifamily uses in an expanded Housing Incentive Area 4, to include the Property. Amend Plate 37, Chapter 180 KZC accordingly.
    - **Lot Coverage:** 90%
    - **Parking:**
      - o Parking quantities consistent with King County Right Size Parking calculator.
      - o Implement any other changes to the Zoning Code necessary to allow for development of the Project
  - The applicant encourages the City to consider this CAR proposal in the context of the current major update to the Comprehensive Plan. As part of that larger effort, the City may determine that other measures are more appropriate to implement the goal of this CAR proposal.

B. Description of the specific reasons for making the proposal:

The property, known as PARMAC, was purchased by the Schafer Families, LLC in the early 1990's and is a family owned and operated business. The family collaborated with the city in the early 2000's, since the city was faced with how to update the old King County annexation of the PARMAC area. At that time, it was determined that the highest and best use for the property included Office, Tech and small businesses. As a result, the Property has been zoned for office development for 20 years and no such development has occurred. Nor is office development in the future likely, given the softness of the office market in this subdistrict. The implementation of the Cross Kirkland Connector in this time has created new opportunities for urban residential development in this area, as evidenced by the recent project by Main Street Properties nearby. In addition, the expansion of the street grid (117th Avenue NE and NE 110th Street) in this neighborhood is compatible with future residential development, creating a compact, walkable urban environment. For all these reasons, the likeliest and most compatible development of the Property is for multifamily uses, with appropriate height transitions to the adjoining single-family parcels. This CAR proposal is intended to lay the groundwork for this important infill future development.

C. Description of how the proposed amendment relates to the following criteria: **See below.**

1. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.

**Implementation of this CAR proposal, and the Project it supports, will be consistent with and will promote the following policies of the Comprehensive Plan:**

#### **COMPREHENSIVE PLAN**

##### **Land Use Element**

**Policy LU-1.3: Encourage attractive site and building design that is compatible in scale and in character with existing or planned development.**

**RESPONSE:** The Project, as depicted in the attachment, will exhibit attractive site and building design and will be compatible in scale and in character with existing or planned development in the neighborhood.

**Policy LU-1.4:** Create effective transitions between different land uses.

**RESPONSE:** The Project will incorporate height transitions in portions of the Property abutting adjacent single-family development.

**Policy LU-2.2:** Facilitate infill development and encourage redevelopment of underutilized land.

**RESPONSE:** Although the Property has been zoned for office development for 20 years, no such redevelopment has occurred or is likely to. The Property remains underdeveloped within this urban center and this proposal will encourage the redevelopment of the Property.

**Policy LU-3.1:** Create and maintain neighborhoods that allow residents and employees to walk or bicycle to places that meet their daily needs.

**RESPONSE:** The proximity of the Project to the Cross Kirkland Connector will promote pedestrian and bicycle use among residents of the Project.

**Policy LU-3.2:** Encourage residential development within commercial areas.

**RESPONSE:** The Project will introduce needed residential development in a predominantly residential sub-market near other commercial areas.

## **TOTEM LAKE BUSINESS DISTRICT SUBAREA PLAN**

**Policy TL-1.1:** Ensure that new development meets minimum development intensity thresholds required within the Urban Center.

**RESPONSE:** The CAR proposal will promote higher-density infill residential development within this urban center.

**Policy TL-1.2:** Support the Urban Center as a primary location for added growth to foster a vibrant mixed use environment in the day and evening.

**RESPONSE:** The Project will bring new higher-density multifamily residential opportunities in this portion of the urban center, thereby promoting a strong mixed-use environment.

**Policy TL-2.4:** Promote development that is compatible with and complementary to the Cross Kirkland Corridor and Eastside Rail Corridor.

**RESPONSE:** The new infill residential development supported by this CAR proposal will be fully compatible with the Cross Kirkland Corridor and Eastside Rail Corridor and will promote greater use of these public facilities by introducing more infill residential development in close proximity to these facilities.

**Policy TL-16.2:** Seek opportunities to create a finer grid of smaller scale streets and new connections within the business district.

**RESPONSE:** Development of the Project, as supported by this CAR proposal, will expand and incorporate a finer grid of small scale street connections in this portion of the urban center.

**Policy TL-17.2:** Support development of the Cross Kirkland Corridor as a multipurpose trail with access points along the corridor.

**RESPONSE:** Development of the Project will create new demand and incentive to support the Cross Kirkland Corridor, which is immediately proximate to the Property.

**Policy TL-19.1: Preserve existing residential areas, while allowing greater densities where appropriate within the Urban Center.**

**RESPONSE:** No residential uses will be displaced by the Project. The Project, which the CAR proposal enables, will foster higher residential densities in this portion of the urban center.

**Policy TL-19.2: Protect multifamily areas outside of the district's core from potentially adverse impacts of nonresidential, commercial and office uses.**

**RESPONSE:** The Property is well-located near the Cross Kirkland Connector and away from nonresidential uses that could create impacts on residents of the Project.

**Policy TL-19.3: Seek opportunities to expand housing in the Totem Lake Business District.**

**RESPONSE:** The CAR proposal will promote new infill housing development in the urban center.

**Policy TL-25.1: Provide for site and building development requirements and other regulations that address transition areas to protect nearby residential neighborhoods.**

**RESPONSE:** The Project incorporates height transitions to protect adjacent single-family residential parcels.

**Policy TL-34.2: Allow for flexibility in regulations that encourage creative proposals for residential development along the CKC when included in a planned, mixed use development.**

**RESPONSE:** The CAR proposal seeks modification and flexibility in zoning regulations to permit new infill residential development on the Property near the CKC, in the form of a well-planned, mixed-use residential development



2. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process.

**We encourage the City to consider this CAR proposal as a part of the ongoing major update of the Comprehensive Plan, which is currently underway. This timing best serves the public interest.**

3. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan. **Not applicable.**

## IV. Property Owner's Signature or Service of Affidavit

A. If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.

APPLICANT: If you are not the property owner, you will need to have the property owner sign this form electronically. Once you have completed all content, signed as applicant, and uploaded the any additional information, you will need to save this document by clicking the blue "SAVE" button below. You will then receive an email with a link to this form for you to forward to the property owner to sign online. The information you entered will be saved for the property owner to review prior to signing. Once they access the link and sign, they can submit the application, or sign it, save and allow you to submit the form. Keep the link for your records in case you need to access it again prior to the property owner submitting it. Contact the Planning and Building Department at 425-587-3600 if you have any questions.

Legal Declaration

**I certify and declare, under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.**

Applicant's Signature

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[Uploaded signature image: Tom Schafer Signature.tif](#)

Type Applicant's Name

**Tom Schafer**

Date Applicant Signed

**12/26/2022**

B. If the applicant is not the property owner or a legal representative of the property owner, then the affected property owner must be notified.

- Send or hand-deliver a copy of this completed application to all affected property owners.
- Complete the Affidavit of Service form (linked below).
- Upload the Affidavit of Service when you submit this application form. The Affidavit of Service confirms that a copy of the completed application form has been provided to all affected property owners.
- **Contact the Planning and Building Department at 425-587-3600 for fee amount due** and a planner will invoice you with the fee total for you to pay. **No work will be done on your permit until the fee is paid.**

Before submitting, upload attachment:

1. [Affidavit of Service](#)

Upload signed copy of Affidavit of Service, including  
Exhibit A and/or Exhibit B.

[affidavit-of-service-pbd-ocd\\_20221226.pdf](#)  
[20221226\\_CAR\\_Exhibits.pdf](#)

**NOTE:**

Once you submit this form, you will receive an email confirmation from our third-party provider, OpenForms, along with a PDF copy of the form you submitted. Keep it for your records. Be sure to check your spam/junk folder so you don't miss it!

To request information from this document in your language, please contact the Title VI Coordinator at [titlevicoordinator@kirklandwa.gov](mailto:titlevicoordinator@kirklandwa.gov) or 425-587-3831.

如需此文件中信息的简体中文 版本, 请发送电子邮件至 [titlevicoordinator@kirklandwa.gov](mailto:titlevicoordinator@kirklandwa.gov) 或拨打 425-587-3831 联络 Title VI 协调员。

Чтобы запросить перевод этого документа на по-русски, свяжитесь с координатором по вопросам Раздела

VI по электронной почте [titlevicoordinator@kirklandwa.gov](mailto:titlevicoordinator@kirklandwa.gov) или по номеру 425-587 3831

Para pedir información sobre este documento en español, comuníquese con el coordinador del Título VI escribiendo a [titlevicoordinator@kirklandwa.gov](mailto:titlevicoordinator@kirklandwa.gov) o llamando al 425-587-3831.

Para solicitar informações deste documento em português, entre em contato com o Coordenador do Título VI em [titlevicoordinator@kirklandwa.gov](mailto:titlevicoordinator@kirklandwa.gov) ou 425-587-3831.

한국어로 이 서류의 정보를 원하시면 타이틀 VI 코디네이터에게 이메일이나 전화로 연락 하십시오. 이메일: [titlevicoordinator@kirklandwa.gov](mailto:titlevicoordinator@kirklandwa.gov) 전화: 425-587-3831.

Để yêu cầu thông tin từ tài liệu này bằng tiếng Việt, vui lòng liên hệ với Điều Phối Viên Tiêu Đề VI theo địa chỉ [titlevicoordinator@kirklandwa.gov](mailto:titlevicoordinator@kirklandwa.gov) hoặc theo số (425) 587-3831.

#### Alternate Formats:

People with disabilities may request materials in alternate formats.

Title VI: Kirkland's policy is to fully comply with Title VI of the Civil Rights Act by prohibiting discrimination against any person on the basis of race, color, national origin or sex in the provision of benefits and services resulting from its programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with the City.

To request an alternate format, file a complaint or for questions about Kirkland's Title VI Program, contact the Title VI Coordinator at 425-587-3831 (TTY Relay: 711) or [TitleVICoordinator@kirklandwa.gov](mailto:TitleVICoordinator@kirklandwa.gov).



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DECEMBER 23, 2022

# CAR EXHIBITS

117th PL NE, Kirkland, WA



THE PROPERTY

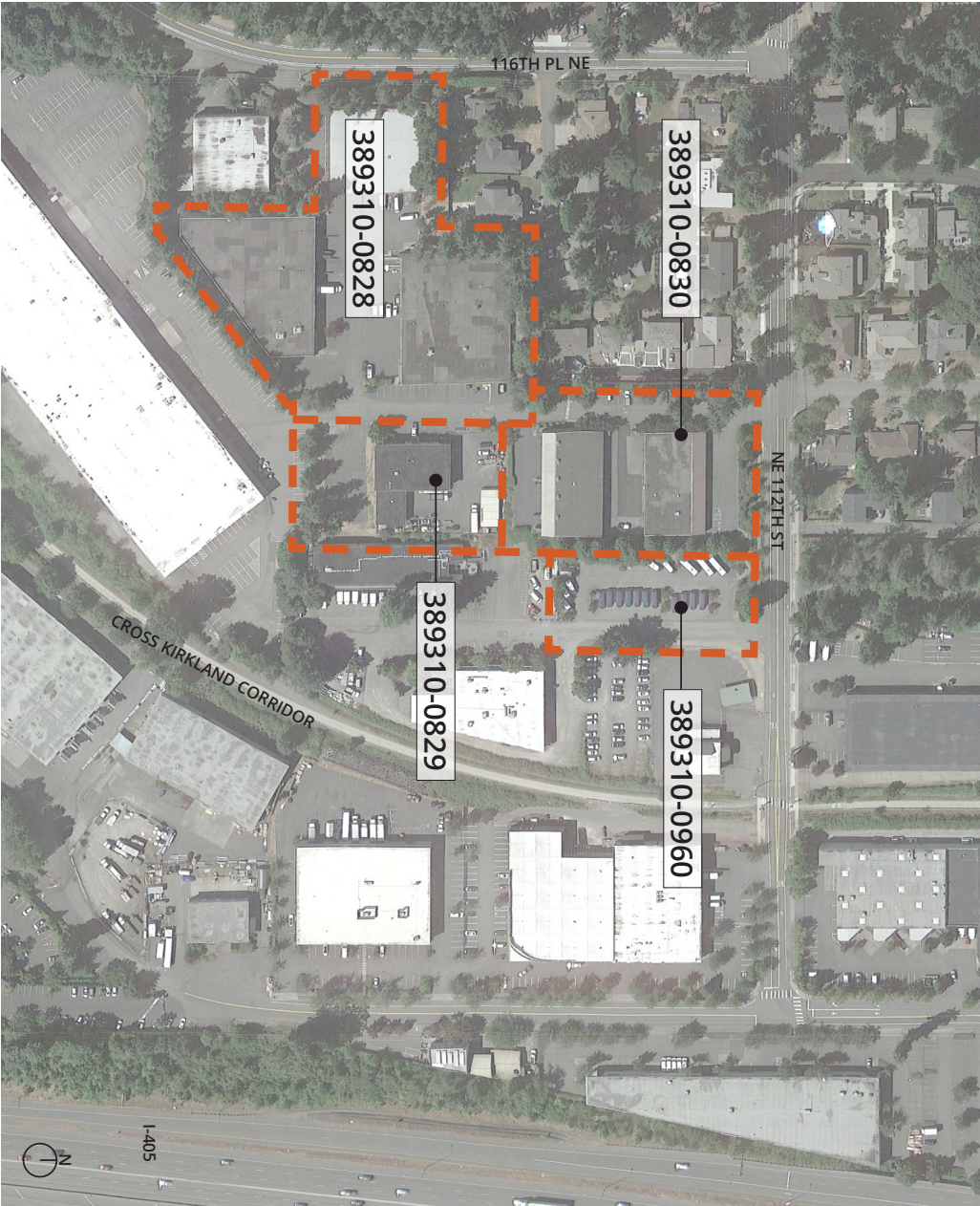
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The "Property" totals 6.95 acres and is in the area known as the PARMAC district; bordered by NE 112th Street to the north, 116th Place NE to the west, and the Cross Kirkland Corridor to the east and south. It includes the property includes the following four parcels:

PARCEL #	ADDRESS	AREA
389310-0830	11134 117TH PL NE	71,874 SF
389310-0828	11031 117TH PL NE	146,797 SF
389310-0829	10910 117TH PL NE	48,352 SF
389310-0960	11115 118TH PL NE	35,750 SF

The properties are all zoned TL 10D, Office - Mixed Use, and within the Totem Lake Urban Center & Business District Overlay. In addition, parcel #389310-0828 is in the Housing Incentive Area (4).

PARMAC has a history of light industrial, warehouse and commercial uses including aerospace equipment manufacturing and other low density uses, that once relied heavily on the rail corridor. With the replacement of the rail service by the CKC, the land has become underutilized, and the district should be re-purposed and provides substantial redevelopment opportunities for higher density and compact uses such as amenities, housing, and commercial development.



6.0 | CHARACTER ZONE SCRAPBOOK





THE PROJECT | CAR SITE PLAN

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