

APPENDIX D

R48/Office Zone Reports

1.	Planning Commission Staff Report – February 5, 2003
2.	Buck & Gordon Letter – November 6, 2002

Staff Report

TO: PLANNING COMMISSION
FROM: BECKY PERKINS, SENIOR PLANNER
THRU: CARL SMITH, CITY PLANNER
SUBJECT: DOWNTOWN LITTLE BEAR CREEK MASTER PLAN –
SIRKIN SITE HEIGHT INCREASE REQUEST
FOR MEETING OF: FEBRUARY 5, 2003

ISSUE:

The issue before the Planning Commission is to discuss the request for a height increase on the Sirkin site (Attachment A) in conjunction with the Downtown – Little Bear Creek Master Plan.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review and discuss the material presented. Further, that the Planning Commission consider the height increase consistent with the residential component of the Downtown core area of the Master Plan.

POLICY DECISIONS:

Policy considerations for the Planning Commission to consider include consistency with Comprehensive land use, community design, and traffic goals and policies and that the height increase meets the objectives of the Downtown-Little Bear Creek Master Plan.

POLICY ANALYSIS:

The request relates to increase in allowing building height from 45-feet to 65-feet. The Downtown Little Bear Creek Master Plan proposed a height increase in the Downtown core from 45-feet to 55-feet. Given the topography and vegetation of this particular site, 55-feet may be compatible with the adjacent land uses with limited aesthetic impact. The increase would also facilitate achieving desired density goals in the Downtown area.

BACKGROUND:

There is presently a pending application for developing condominiums on the site. This application proposes about 400 units on an approximately 24-acre site with a zoning of R48/O (48 residential dwelling units per acre/Office). A gross calculation of density (24 times 48) equates to 952 units. In this case, a large deduction in total buildable acres is required due to large areas of steep slopes and wetlands. The City's code allows a developer to recapture some, but not all, of the density lost. This site is limited in available buildable area so that the height limit does not allow

the site to realize the maximum density. This includes some understructure parking, again, needed because of buildable area constraints.

According to the applicants, it has been difficult to make the project financially feasible and may not move forward under this proposal. They have since become involved in the Downtown-Little Bear Creek Master Plan process to encourage a change in height for this property similar to the proposed building height increase or the downtown core.

ALTERNATIVES:

1. Include a height increase on this property as part of the Downtown Little Bear Creek Master Plan.
2. Do not include any height increase on this property as a part of the Downtown Little Bear Creek Master Plan.

ANALYSIS:

A height or density increase appears consistent with the Comprehensive Plan, which recognizes the Sirkin site as a "High Density Residential/Office" area and states that "at least 300 units" should be developed on the site. Given the proximity of the site to the Park and Ride lot and the environmental constraints present on the site, a height or density increase would also be consistent with Comprehensive Plan goals to support pedestrian-oriented downtown, transit use and protection of environmentally sensitive areas.

Attachment B shows cross sections submitted by the applicants from various angles indicating building and vegetation heights in relation to land uses adjacent to this site. Since there are significant sensitive areas on the parcel, much of the mature vegetation must be retained providing a large, more immediate, visual buffer. In some areas the building would be visible and may appear out of scale on an upward slope. However, this site may be a candidate for a height increase given the circumstances and features previously noted. A height increase would generally be a more efficient use of the property and infrastructure.

RECOMMENDED MOTION:

For Planning Commission Discussion.

ATTACHMENTS:

- A: Letter to Planning Commission dated November 6, 2002 from Buck and Gordon, 3 pages.
- B: Cross Section drawings dated October 14, 2002 from Dowl Engineering, 7 pages.

November 6, 2002

Woodinville Planning Commission
City of Woodinville
17301 133rd Avenue N.E.
Woodinville, WA 98072

Re: **Proposed Downtown - Little Bear Creek Corridor
Integrated Master Plan**

Dear Planning Commissioners:

This letter is provided on behalf of our client, Data & Staff Service Company. Data & Staff Service Company is the owner of an approximate 24-acre vacant parcel located in the northeastern area of the downtown. The site is zoned R48/Office and is commonly known as the Sirkin property. We have been participating in the downtown planning process and have requested a building height increase. We understand that the Draft Master Plan is on the agenda for your discussion at the November 6, 2002 Planning Commission meeting. We are providing this additional information for your use and consideration as you continue your review of the draft plan.

1. Proposed Increase in Maximum Building Height.

By our prior letters (*see June 21, 2002 letters*) and our participation in the downtown planning workshops, we have requested that the City consider a building height increase to encourage the development of this site. Our desired height increase request was indicated on workshop materials provided by the City consultants at the July 11, 2002 workshop (*see Attachment 1*).

At our invitation, Carl Smith and two Planning Commissioners visited the Sirkin property in early October to gather more information concerning our request. As a follow-up to the site visit, we retained DOWL Engineering to prepare several cross-sections that would show the proposed building heights and tree retention areas in relation to the adjacent properties (*see Attachment 2*). We believe that this information further demonstrates that the proposed height increase will be compatible with the adjacent industrial and residential uses. We note the following in regard to the building height request to allow up to 5 floors above parking (65-foot maximum):

- **Limited Buildable Area and Retention of Mature Vegetation** - the extent of the critical areas (*i.e. stream and wetlands*) is such that the development area is severely constrained and is limited to those areas shown in the areas of Building A through Building E. Approximately 70% of the existing vegetation on the site will remain untouched and will be permanently set aside. The placement of the

buildings and the retention of vegetation are such that the majority of the development will not be visible from the residential living areas of adjacent uses. It is noted that the proposed buildings will also be screened from view from adjacent roadways on both the east and west sides of the site.

- **Maximum Height is to the Top of All Building Components** - the zoning code currently allows certain rooftop structures to extend beyond the maximum building height. The cross-sections with the 65-foot maximum height are provided to demonstrate the potential highest feature (*i.e. parapet extensions*), and are not intended to request a building height above 5 occupied floors.
- **Structured Parking** - due to site constraints, most of the parking will be located under the 5 occupied floors in structured parking (*i.e. parking floors*). The sloped topography will result in parking floors that will be "buried" into the slope and, in some areas, will be visible as the exterior walls below the 5 occupied floors. This structured parking adds significantly to the overall development cost.
- **Sloped and Constrained Site** - this property slopes from the east to the west, and does not have the flat topography that is evident in the core downtown area. Building height calculations are complicated by sloped sites, and the strict measurement methodology can sometimes result in the deletion of an entire floor (*i.e. depending on the site specifics, the measurement method could conclude that the building exceeds the maximum height by as little as one foot, thereby resulting in the need to delete an entire floor to comply with the maximum height*). The requested maximum height is to provide flexibility in the measurement calculations to allow up to 5 occupied floors. (Note: We understand that 5 floors are the same height as proposed for the core downtown area).
- **Design Flexibility** - the increase in height allows more opportunity for design flexibility in the upper floors of future buildings, without curtailing the overall development potential.

2. Proposed Allowed Uses for Data & Staff Service Co./Sirkin Property.

The property owner and representatives for the ownership have been participating in the City's planning process for the proposed Downtown and Little Bear Creek Corridor Integrated Master Plan. We have been told that there is no proposal to change the land use for this property as part of the City's Downtown Master Plan process. Materials provided at the May 23, 2002 workshop indicated that the existing land use for the site would be retained. Staff clarified at that meeting that the hatching for the existing land use meant no change in the zoning or comprehensive plan designation for the Sirkin property.

The Sirkin property has a dual comprehensive plan land use designation (High-Density Res./Office) and dual zoning classification (R48/Office), and is the only such property in the City with this land use designation and zone classification. The City's Comprehensive Plan clearly states, in part, that, for this single parcel, "development possibilities will include all uses allowed in both the High Density Residential and the Office zones" (*see Attachment 3*).

We have reviewed the October 2, 2002 draft Plan and note that the proposed land use plan shows this property as "High Density Housing/Mixed Use" (*see Attachment 4*). We are concerned that the omission of "Office" may be a specific intent to no longer allow office uses on this site.¹ In regard to uses currently allowed in the Office zone, we understand that some uses are proposed to be deleted as part of the City's annual zoning code amendments. We do not object to the proposed deletion of many of the uses that are currently allowed (*e.g. jail*). However, we are concerned with the proposed deletion of those uses defined as "General Personal Services" and "Eating and Drinking Establishments" that are currently allowed in the Office zone. We believe these are appropriate uses that could be integrated into and serve the future residential development of this site (*i.e., a residential/mixed use development*).

If these uses are deleted as part of the City's annual amendment process, we believe it appropriate that they be restored with the downtown plan. To maintain the majority of the office uses currently allowed on the site, and to further the intent of the downtown plan which encourages a mix of residential and service/retail uses, we request that the proposed land use for this property be stated in the draft plan as "High Density Housing/Office Mixed Use" or "High Density Housing/Mixed Use (Office permitted)."

Thank you for your continued consideration. Mr. Don Sirkin, representing Data & Staff Service Company, will be attending your meeting on November 6th. He has indicated that he would be happy to answer any questions you have regarding the attached materials. If you or City staff have any additional questions or would like additional information concerning our requested height increase, please contact me at (206) 382-9540 or anelson@buckgordon.com. We look forward to continuing to work with you and City staff.

Very truly yours,

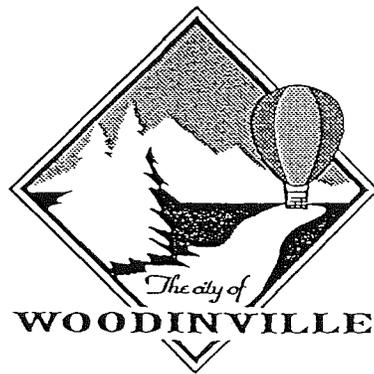


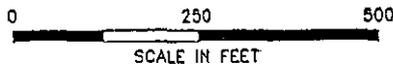
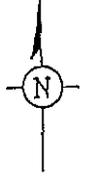
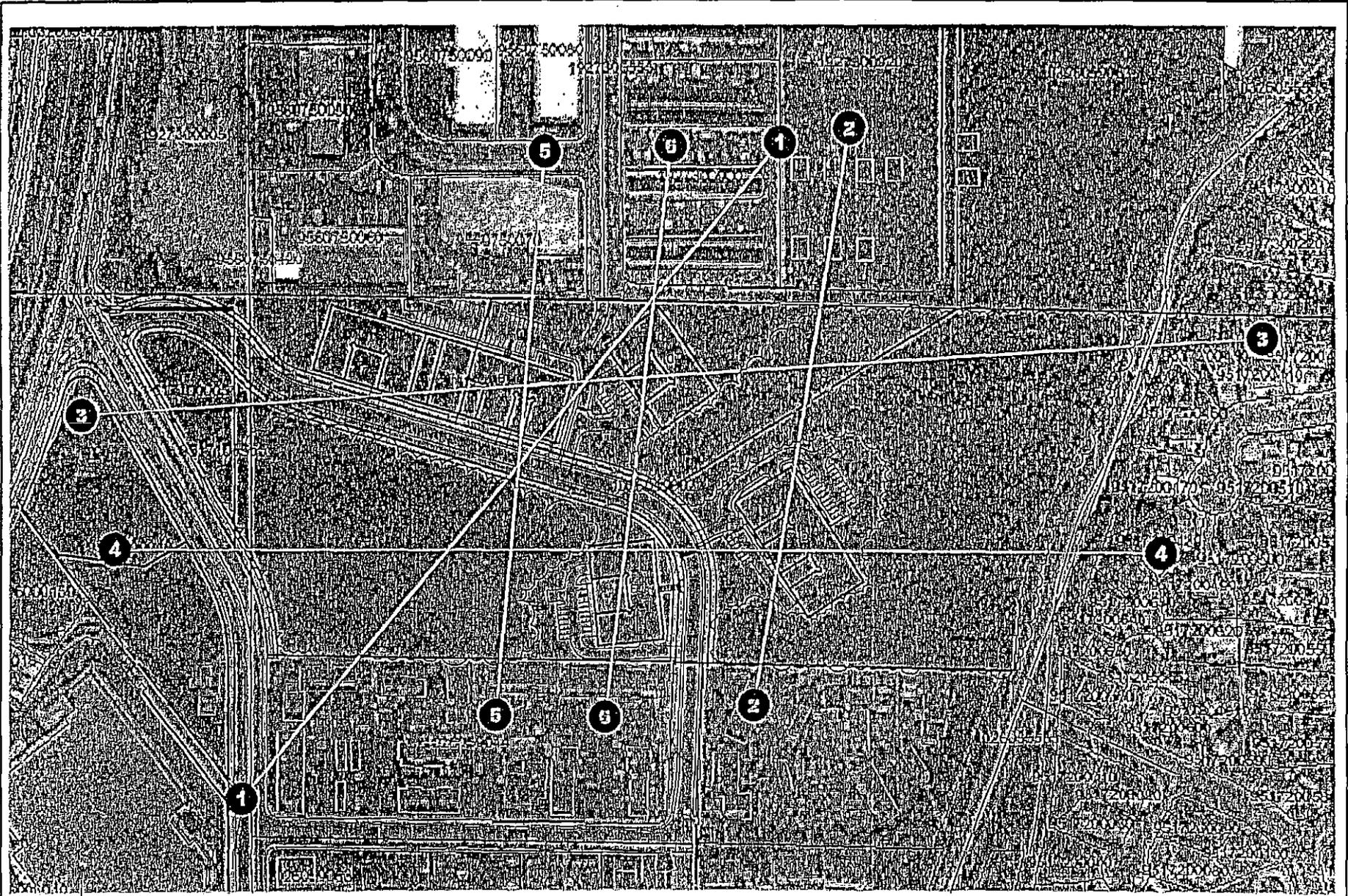
Anna Marie Nelson, AICP
Land Use Planner

- Attachments: 1. Workshop Summary (July 11, 2002)
2. Cross-sections (October 14, 2002)
3. Comprehensive Plan, Chapter 3, pg 12
4. Draft Plan (October 2, 2002), pg 29

cc: Mr. Don Sirkin (w/encl.)
Mr. Steve Gaines (w/encl.)

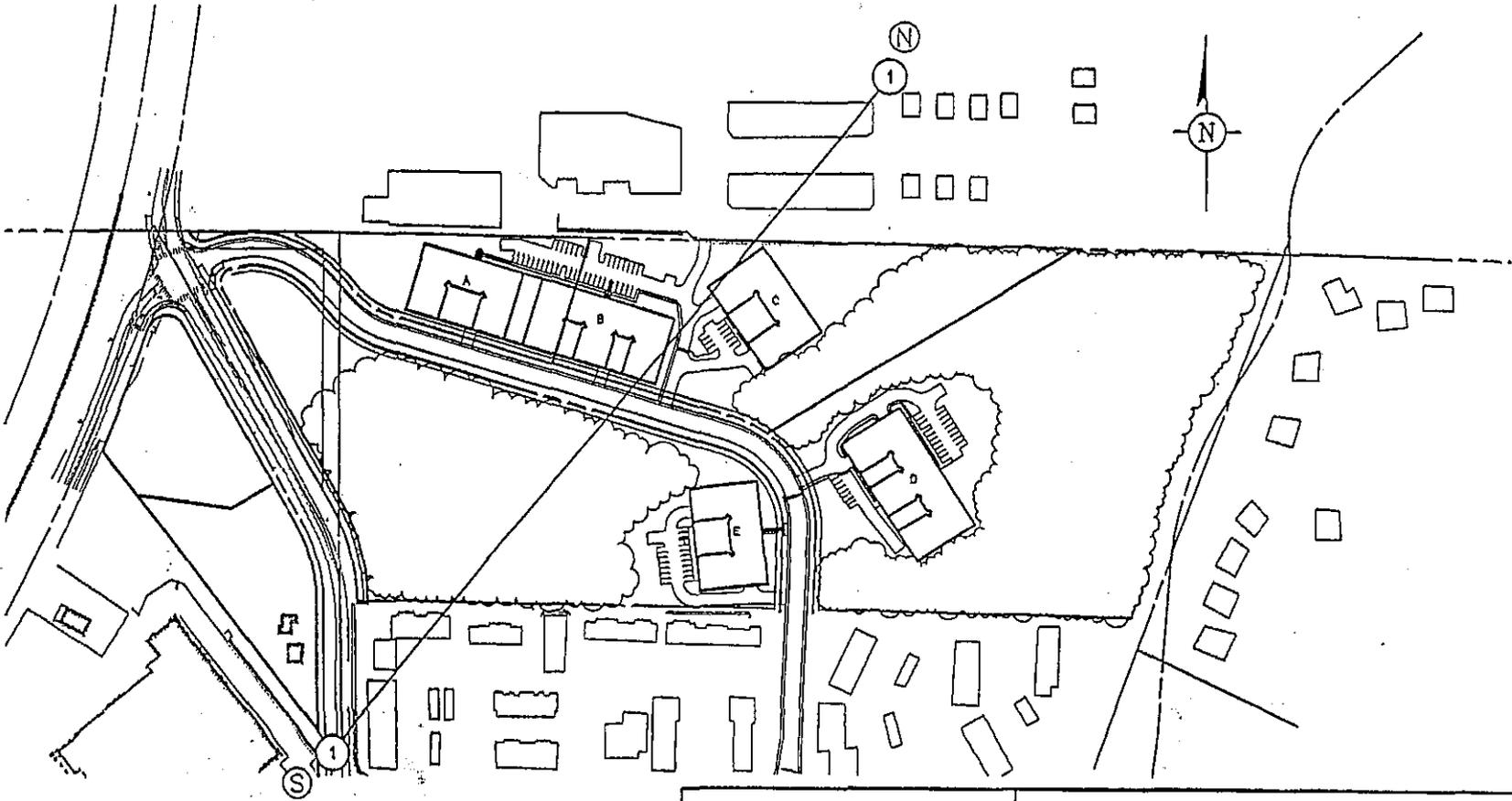
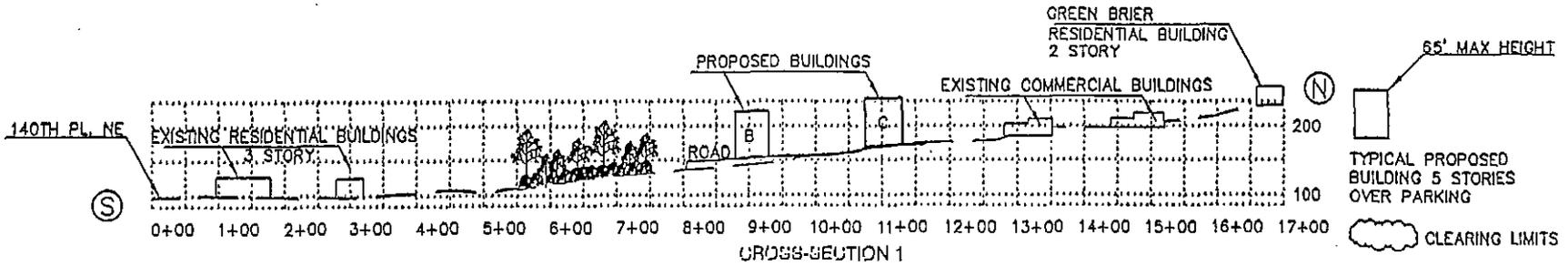
¹ We note that some of the other proposed land use designations include an "Office Mixed Use" designation or note that "Office is permitted". The proposed Mixed Use designation for the Sirkin site, without the more inclusive Office Mixed Use or Office permitted label, seems to indicate an intent by the City to downzone the Sirkin site.





DOWL
ENGINEERS
 A DIVISION OF DOWL, LLC
 6220 154TH AVE, N.E. REDMOND, WA 98072
 TEL: (425) 943 2870 FAX: (425) 943 2870

SIRKIN PROPERTY CROSS-SECTIONS KEY MAP		
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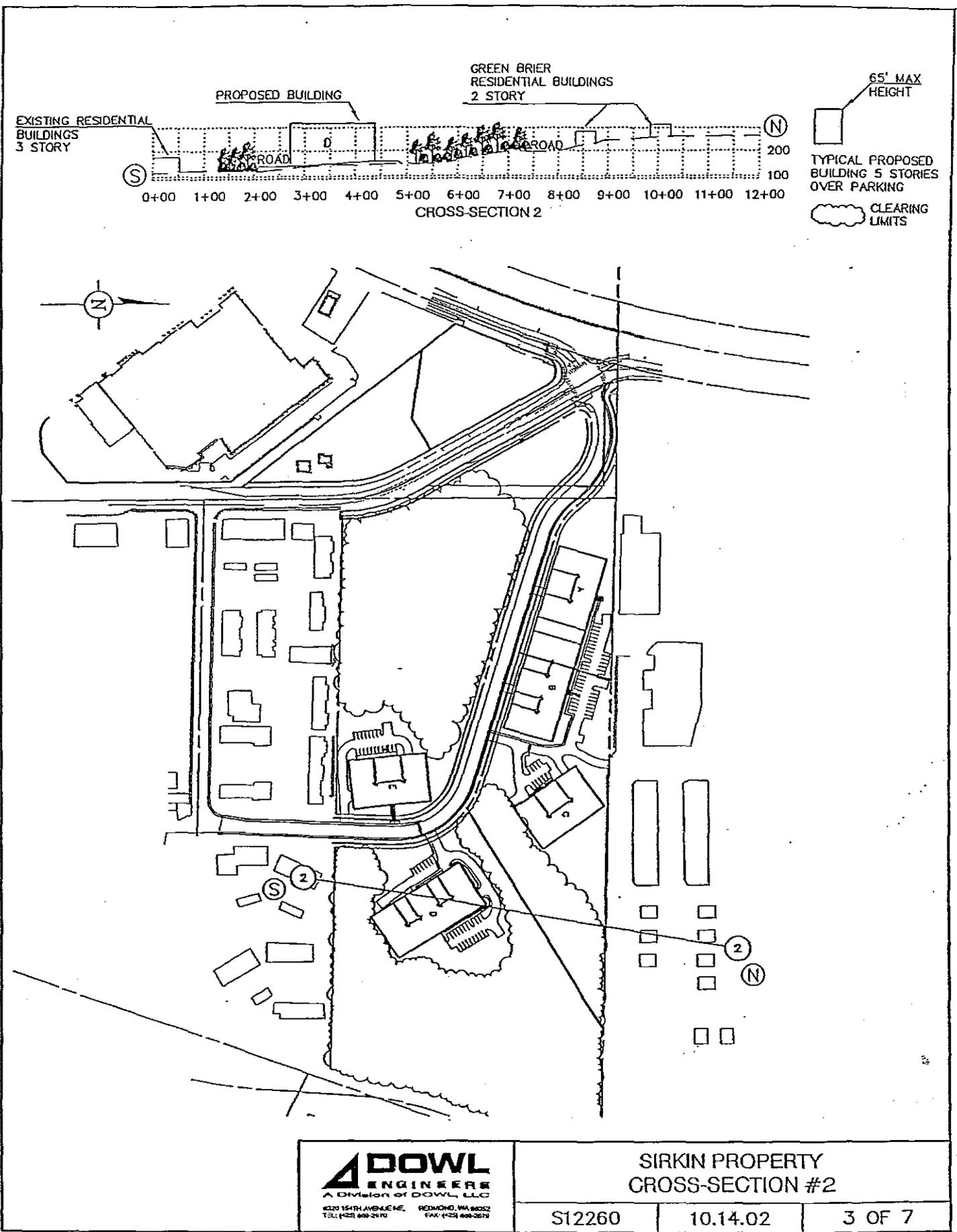


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DOWL
ENGINEERS
A DIVISION OF DOWL, LLC

8320 144TH AVENUE, N.E. REDMOND, WA 98052
TEL: (206) 881-2370 FAX: (425) 521-2370

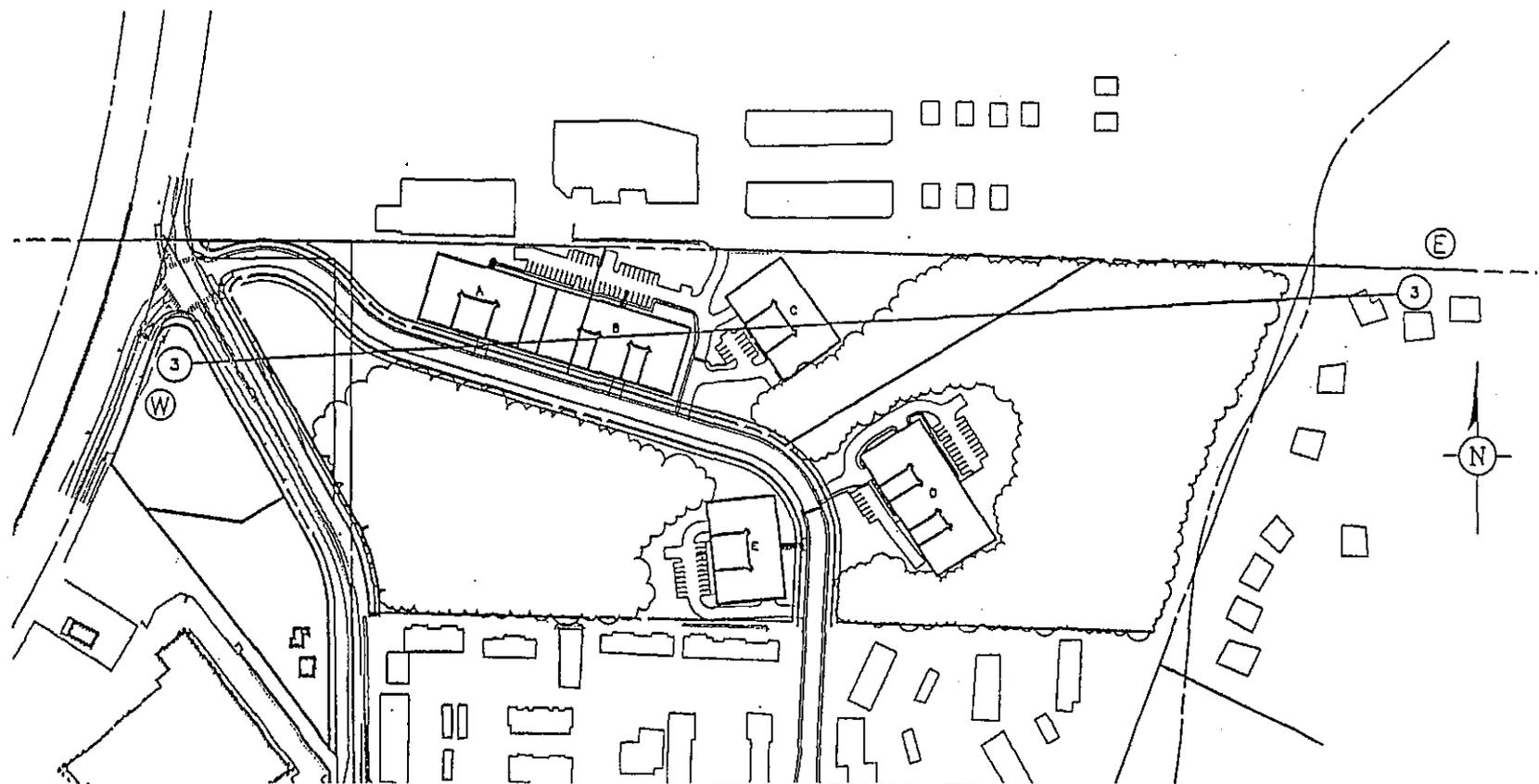
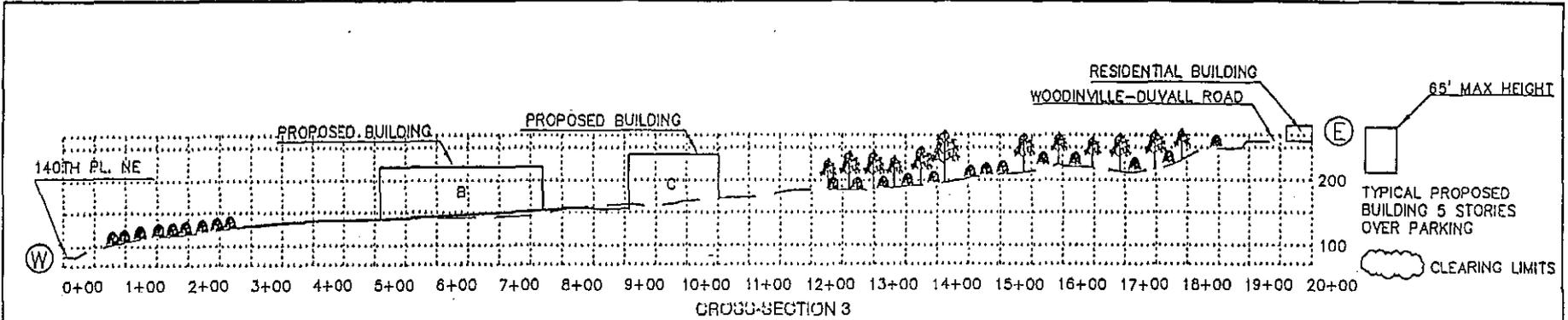
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DOWL
ENGINEERS
 A Division of DOWL, LLC
 8320 151st Avenue NE, REDMOND, WA 98052
 TEL: (425) 866-2470 FAX: (425) 866-2673

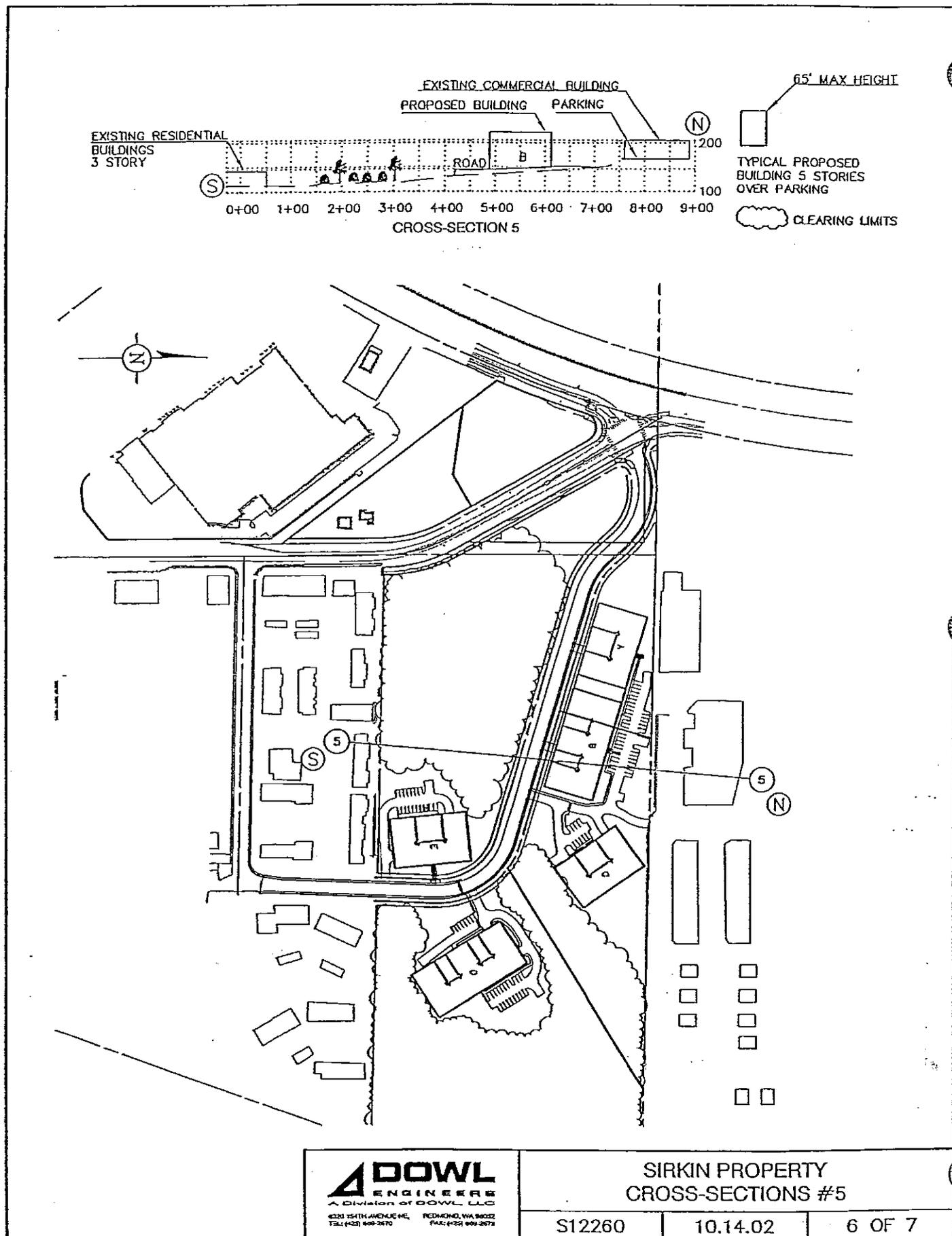
SIRKIN PROPERTY
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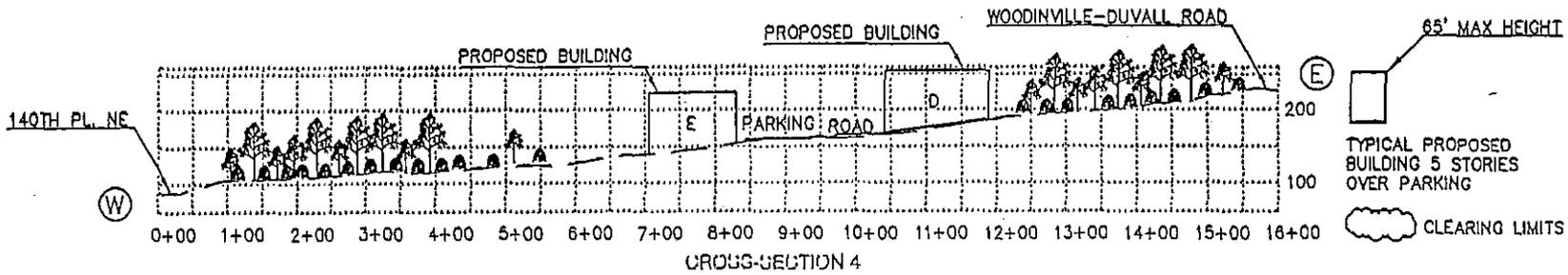
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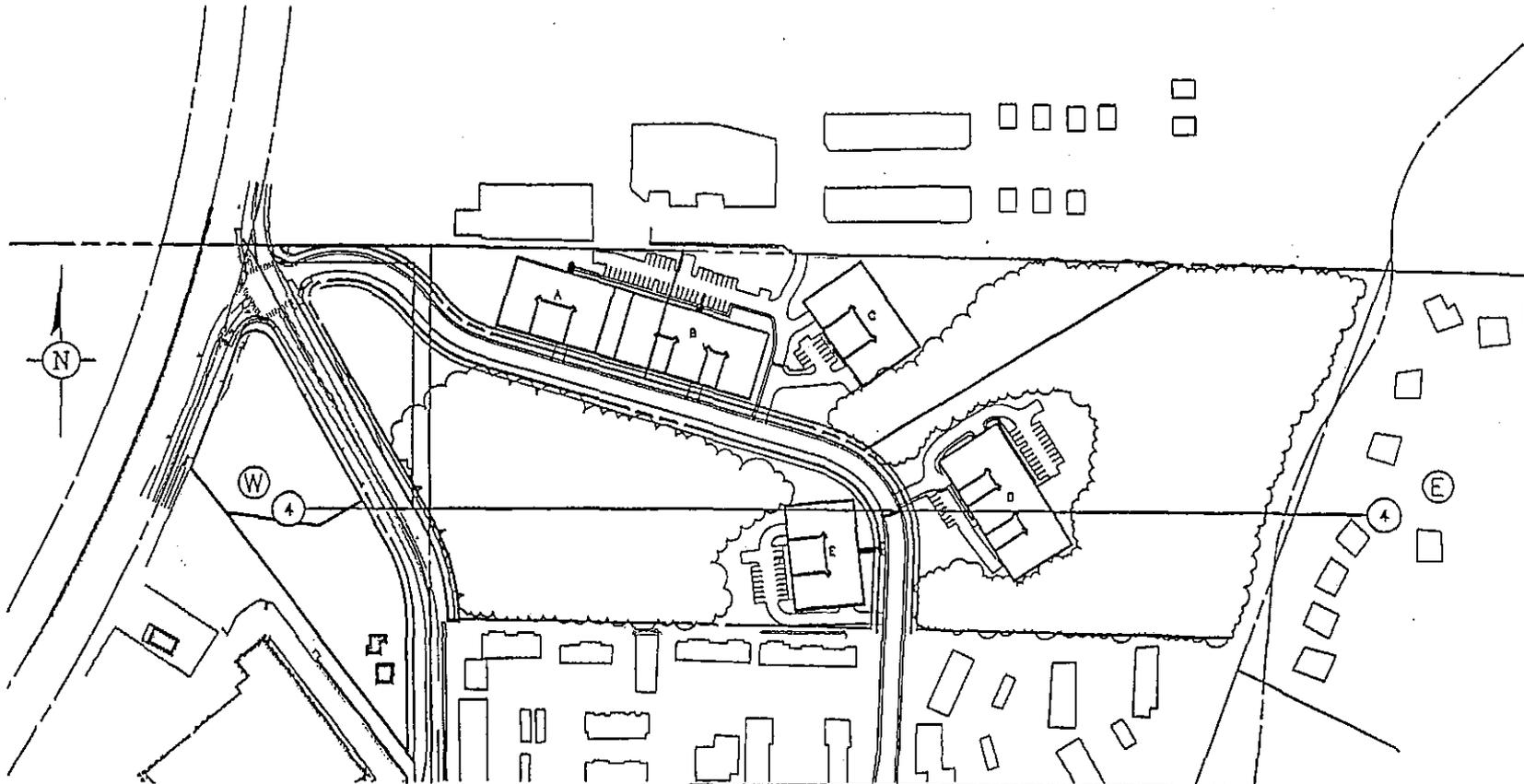
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<p>DOWL ENGINEERS A DIVISION OF DOWL, LLC 6320 154TH AVENUE, N.E. REDMOND, WA 98072 (206) 883-2931 FAX: (206) 883-2933</p>	SIRKIN PROPERTY CROSS-SECTION #3		
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CROSS-SECTION 4



DOWL
ENGINEERS
 A DIVISION OF DOWL, LLC
 3320 154th Avenue, N.E. Redmond, WA 98052
 TEL: (425) 852-2810 FAX: (425) 852-2813

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