

ORDINANCE O-4897

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO A SHORT EXTENSION OF THE PLANNED ACTION ORDINANCE FOR PARKPLACE AND AMENDING ORDINANCE O-4473.

1 WHEREAS, in 2015, the City Council adopted a Planned Action  
2 Ordinance (Ordinance O-4473), a Master Plan, and a Development  
3 Agreement, allowing for the development of a mixed-use project called  
4 Parkplace, now known as Kirkland Urban; and  
5

6 WHEREAS, on January 27, 2025, the property owner has  
7 requested an extension of both the Planned Action Ordinance and the  
8 Development Agreement because the project has not yet been fully  
9 completed; and  
10

11 WHEREAS, absent extension of the Planned Action Ordinance,  
12 both the Planned Action Ordinance and the Development Agreement  
13 will expire on March 1, 2025; and  
14

15 WHEREAS, Council finds that the development of Kirkland  
16 Urban has produced numerous public benefits, including vibrant new  
17 retail spaces, tree-lined streets, needed office space and apartments,  
18 and extensive public open spaces, in addition to supporting downtown  
19 transit investments; and  
20

21 WHEREAS, Section 6 of the Planned Action Ordinance states  
22 that the ordinance may be extended by the City Council beyond March  
23 1, 2025, "following a report from the SEPA [State Environmental Policy  
24 Act] Official and a public hearing"; and  
25

26 WHEREAS, state law does not require that the City Council hold  
27 a public hearing to extend an existing planned action ordinance; and  
28

29 WHEREAS, Council may modify requirements imposed upon  
30 itself in Ordinance O-4473; and  
31

32 WHEREAS, to allow for the public input envisioned in the  
33 Planned Action Ordinance requiring holding a public hearing as part of  
34 any extension, Council desires to hold a meaningful public hearing to  
35 consider a longer-term extension of the Planned Action Ordinance and  
36 the Development Agreement; and  
37

38 WHEREAS, given the imminent expiration of the Planned Action  
39 Ordinance and the Development Agreement, there is not sufficient time  
40 to hold a meaningful public hearing process with abundant public notice;  
41 and  
42

43 WHEREAS, Council finds that completion of the project may be  
44 unnecessarily delayed if a short extension is not granted to provide the  
45 City and the public an opportunity to evaluate the requested extension;  
46 and

WHEREAS, to avoid expiration of the Planned Action Ordinance prior to having an opportunity to hold the public hearing and to evaluate the implications of a longer extension, Council has determined that it is appropriate to provide a short extension of the Planned Action Ordinance.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Section 6 of the Planned Action Ordinance for Parkplace, now known as Kirkland Urban, as adopted in Ordinance O-4473, is hereby amended to read as follows, with new text shown in underline and deleted text shown in ~~strike through~~; while the remainder of Ordinance O-4733 is not modified:

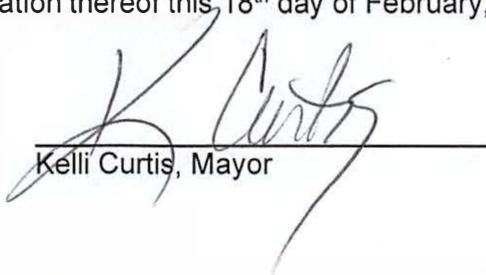
Section 6. Sunset. The provisions of this Ordinance shall be of no force and effect on and after ~~March~~ June 1, 2025, unless the Ordinance is extended by the City Council following a report from the SEPA Responsible Official and a public hearing.

Section 2. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

Section 3. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law.

Passed by majority vote of the Kirkland City Council in open meeting this 18<sup>th</sup> day of February, 2025.

Signed in authentication thereof this 18<sup>th</sup> day of February, 2025.

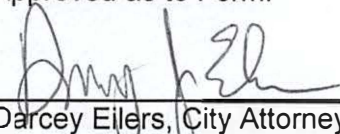
  
Kelli Curtis, Mayor

Attest:

  
Elizabeth Adkisson, Acting City Clerk

Approved as to Form:

Publication Date: February 24, 2025

  
Darcey Eilers, City Attorney