



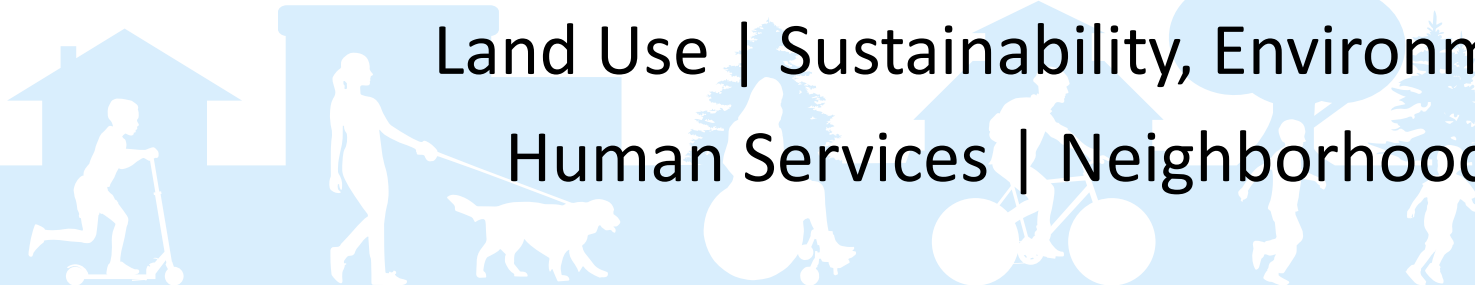
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K2044 Comprehensive Plan Update

May 23, 2024 - Planning Commission Public Hearing #2

Land Use | Sustainability, Environment, & Climate |

Human Services | Neighborhood Plan Updates



Public Hearing Agenda



Staff presentations

- Land Use Element
 - ParMac Community-Initiated Amendment Request (CAR)
- Sustainability, Climate, & Environment Element
- Human Services Element
- Neighborhood Plan updates
 - Juanita Land Use Change Requests

Questions on draft goals, policies

Public Testimony

PC deliberation and motions



K2044 Timeline - 2024



February – April

CC-PC Briefings

- Vision Statement-Guiding Principles
- Parks & SCE
- Land Use
- Economic Development
- Housing & Human Services
- Transportation
- Economic Development
- Utilities, Public Services, & Capital Facilities
- Juanita/Kingsgate Neigh. Plans

May – September

Publish Draft SEIS (June)

PC Open Houses/Public Hearings

- All Elements
- Transportation Strategic Plan
- Environmental Review-SEIS
- Prepares recommendation to CC

October – December

Publish Final SEIS (December)

CC Study Sessions/Adoption

- Draft Comprehensive Plan
- Draft Transportation Strategic Plan
- **December 10, 2024 adoption**

Public Hearing Schedule (PC)



**May 9
6PM
Public Hearing
#1**

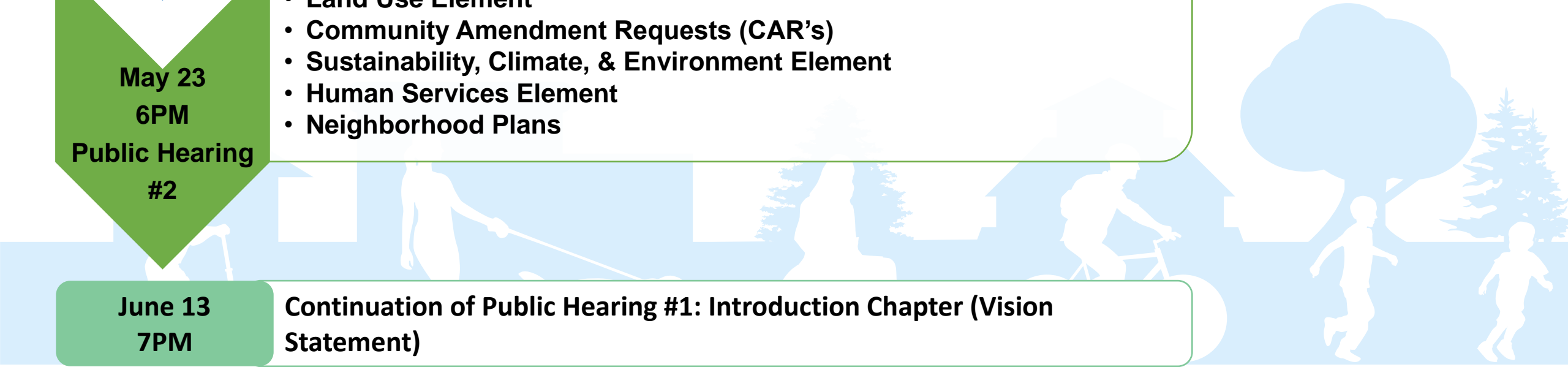
- **Introduction: Vision Statement, Guiding Principles, General Goals**
- **Parks, Recreation, & Open Space Element**
- **Economic Development Element**

**May 23
6PM
Public Hearing
#2**

- **Land Use Element**
- **Community Amendment Requests (CAR's)**
- **Sustainability, Climate, & Environment Element**
- **Human Services Element**
- **Neighborhood Plans**

**June 13
7PM**

Continuation of Public Hearing #1: Introduction Chapter (Vision Statement)



Public Hearing Schedule (PC)



**June 27
6PM
Public Hearing**

- **Transportation Element**
- **Capital Facilities Element**
- **Utilities Element**
- **Public Services Element**
- **Implementation Strategies**
- **Miscellaneous**

**September 26
6PM
Public Hearing**

- **Housing Element**
- **Appendix**
 - **History of Kirkland**
 - **Glossary**
 - **Community Profile**
 - **Housing Needs Assessment**

**K2044 Open
House
4:00 – 5:30 PM
before each
public hearing**



What Guides the Updates?



- Compliance with required State/regional/county policies
- Incorporating recommendations from Equity Review Report
- Addressing study issues, as directed by the Planning Commission and Council
- Public comments and feedback from Planning Commission, City Council, other boards & commissions
- Alignment with 2044 Comprehensive Plan Vision, Guiding Principles, and draft revisions to other Elements
- Alignment with the City's plans and policies

Written Testimony Themes



The PC has received over 70 public comments after the packet publication (comments received prior are posted on K2044 webpage and linked in staff memo):

- Many comments from Market Neighborhood residents opposed to growth along the Market St. Corridor; including concerns related to traffic and safety
- Many comments related to potential land use changes at the Michael's and Goodwill sites; some in support and some in opposition (including concerns about height, traffic, safety, and environmental constraints)
- Support for any policies that will increase capacity and enable abundant housing production in all parts of the City
- Support to remove cost and/or regulatory barriers to housing construction (e.g., cumbersome Design Review processes)
- Support to preserve content recognizing unique characteristics and values of each Neighborhood in their respective plan chapter
- Various suggested text amendments to draft elements (primarily for Land Use and some Neighborhood Plans)



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Land Use Element

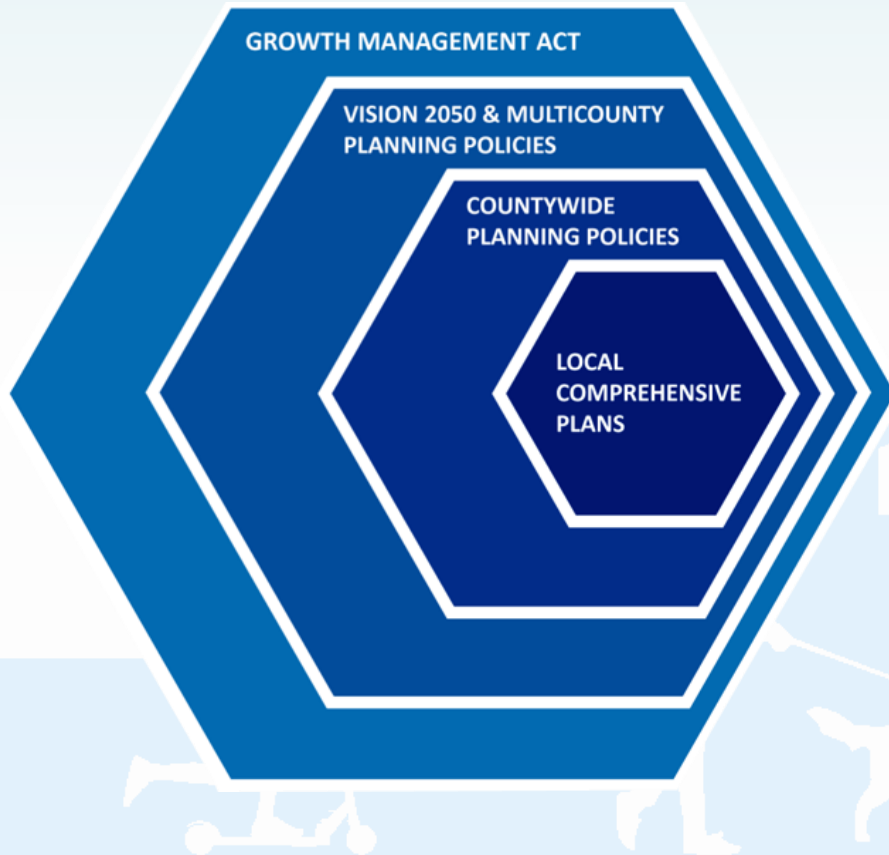
Land Use Amendments: Key Themes



Draft Element provides policy framework for:

- Promoting affordable housing citywide
- Stimulating production of middle housing types
- Consolidating zoning districts to support more uniform development regulations
- Exploring appropriate uses/intensities in existing neighborhood-commercial areas
- More allowances for small-scale neighborhood commercial uses and home-based businesses
- Reducing and/or restricting parking requirements
- Increasing public access to natural areas
- Incorporating State requirements
- Streamlining permit reviews and the design review process

Growth Targets: Planning for Capacity



HOUSING UNITS*			JOBS		
Existing (2018)	K2044 Target (2019 – 2044)	Total	Existing (2018)	K2044 Target (2019 – 2044)	Total
38,656	13,200 (above 2018 existing)	51,856	49,280	26,490 (above 2018 existing)	75,770

Land Use Element Amendments v. Zoning Code Amendments

What **is** being decided in the Land Use Element?

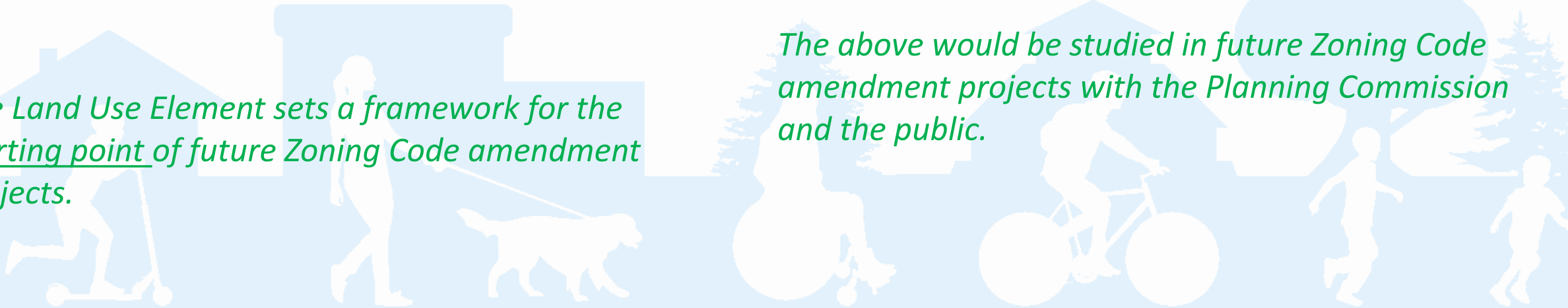
- Framework for future projects that could amend the Zoning Code
- Areas of the City that are *generally* appropriate for additional residential and jobs capacity
- Priorities for the future (e.g., where opportunities for more housing/jobs should be focused, and how uses should interact)

The Land Use Element sets a framework for the starting point of future Zoning Code amendment projects.

What **is not** being decided in the Land Use Element?

- Specific re-zoning of properties
- Maximum heights for specific properties
- Maximum/minimum densities for properties
- Specific Transportation projects to support specific projects

The above would be studied in future Zoning Code amendment projects with the Planning Commission and the public.



Implementing Land Use Element Amendments: From Goal to Regulations

NOW: K2044 Update

Future Project

[AMENDED] Goal LU-1 - Guide community growth and redevelopment to ensure:

- A pattern of land use that accommodates growth and promotes an equitable, welcoming, connected, and sustainable community;
- An accessible, healthy, and complete community with ample housing and employment opportunities;
 - Support of the City's 2044 Vision;
- Transparent and efficient permitting processes for all types of development; and
- Protection of environmentally sensitive areas.

Land Use Map

** Consolidate Land Use designations with similar use mixes and intensities*

[AMENDED] Policy LU-1.3

Identify opportunities to simplify development standards in zoning districts by completing actions including, but not limited to:

- Consolidating the number of individual zones into related and simplified groups based on existing conditions and planning objectives;
 - Renaming zones to better describe the allowed mix of uses therein;
 - Reducing zones that only apply to a limited number of parcels; and
 - Standardizing development standards across similar zones.

Zoning Map (example action)

** Update to reflect changes to zoning districts*

Kirkland Zoning Code (example action)

** Consolidate existing lower density residential zones such as RS, RSX, and RSA into a single zone type and update use tables to standardize applicable regulations (e.g. height, lot coverage, setbacks, etc).*

Draft Land Use Element

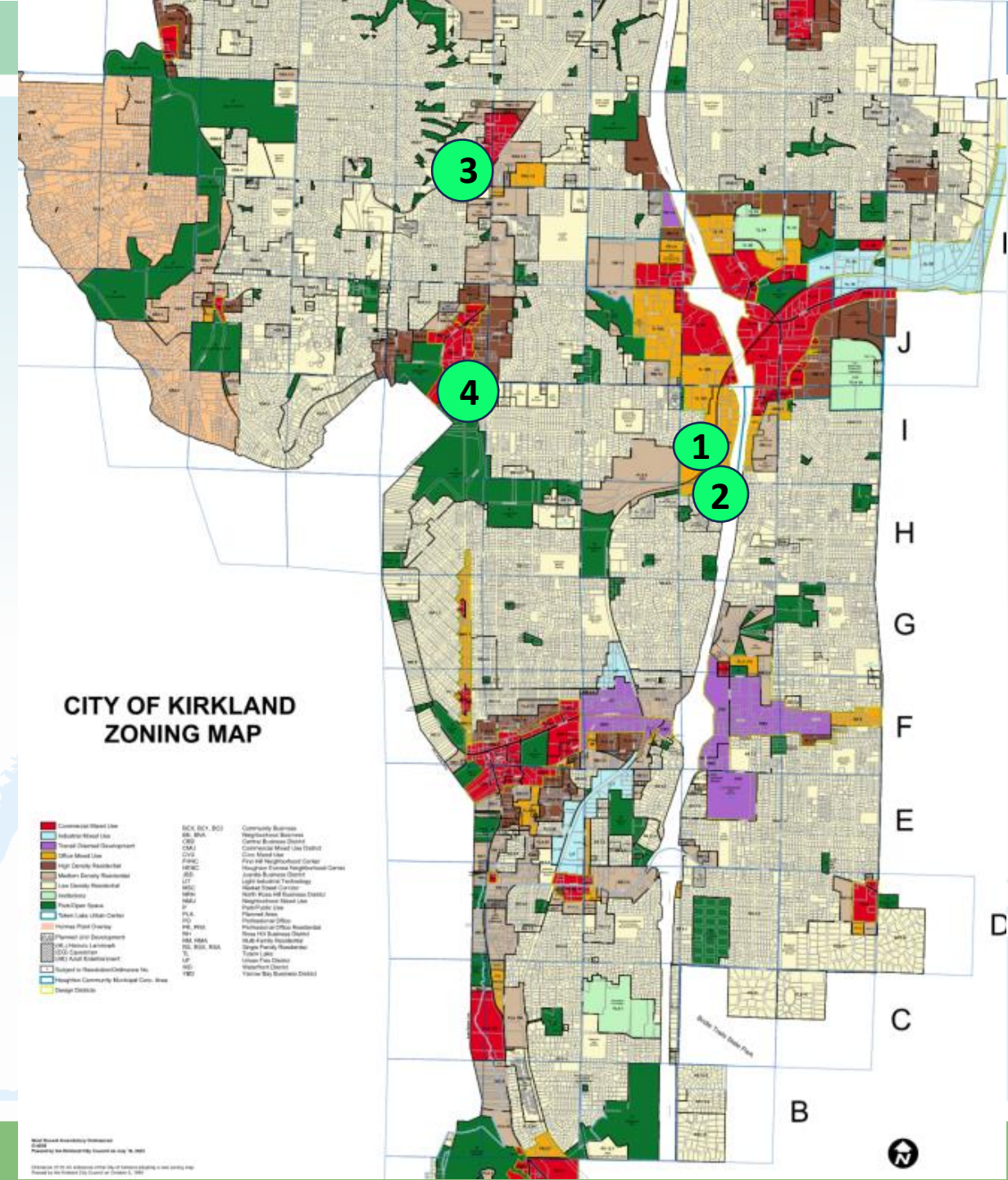
In addition to revised Goals and Policies, the Land Use Element amendments:

- Remove existing Residential Densities and Comparable Zones Table (shown at right) - removing specific dwelling unit/acre limits in Element to comply with State law
- Streamline narrative text

Existing K2035 Density Table			
General Residential Densities	Residential Densities in Dwelling Units per Net Acre (d/a)	Comparable Zoning Classification	Example minimum allowed dwelling units per net acre (d/a) with HB 1110 Implementation
GREENBELT/URBAN SEPARATOR	Up to 1 d/a	RSA – 1	
LOW DENSITY	Up to 1 d/a	RS – 35,000, RSX – 35,000	Approx. 7 d/a
	Up to 3 d/a	RS – 12,500, RSX – 12,500	Approx. 20 d/a
	4 – 5 d/a	RS – 8,500, RSX – 8,500, RSA – 4	Approx. 30 d/a
	6 d/a	RS – 7,200, RSX – 7,200, RSA – 6	Approx. 36 d/a
	7 d/a	RS – 6,300	Approx. 41 d/a
	8 – 9 d/a	RS – 5,000, RSX – 5,000, RSA – 8	Approx. 52 d/a
MEDIUM DENSITY	8 – 9 d/a	RM – 5,000, RMA – 5,000	
	10 – 14 d/a	RM – 3,600, RMA – 3,600	
HIGH DENSITY	15 – 18 d/a	RM – 2,400, RMA – 2,400, BNA	
	19 – 24 d/a	RM – 1,800, RMA – 1,800, BNA	
	48 d/a	BN, MSC 2	
	More than 48 d/a	HENC 2	

POTENTIAL LAND USE CHANGES

- 1. Par Mac Business Park (Totem Lake):** greater permitted density and height to accommodate up to 1,200 units of housing and up to 30,000 square feet of commercial space.
- 2. Totem Lake Southern Industrial Commercial Subarea (Totem Lake, TL 10C, TL 10D, TL 10E, TL10F):** changes to enable increases in capacity for housing units and office space.
- 3. Goodwill Site (Juanita):** greater permitted density and height to accommodate up to 600 units of housing and up to 15,000 square feet of commercial space.
- 4. Michael's Site (Juanita):** greater permitted density and height (from 26 feet to 70 feet) to accommodate up to 350 units of housing and commercial space.



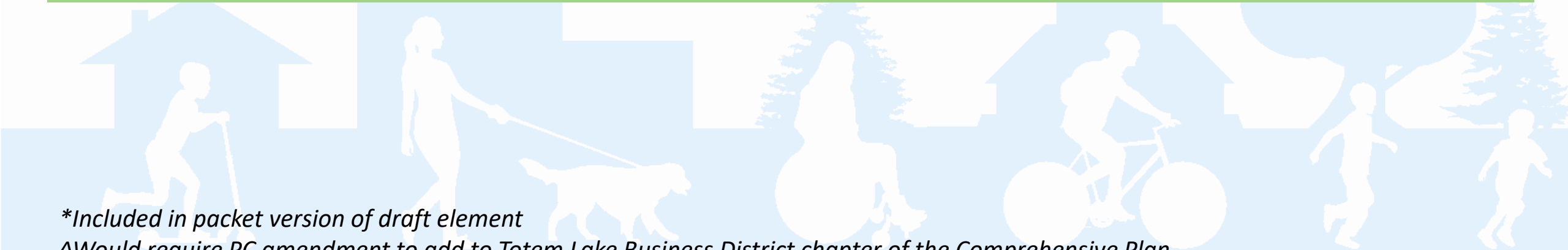
Implementing Policies for Potential Land Use Changes

(staff recommendations)

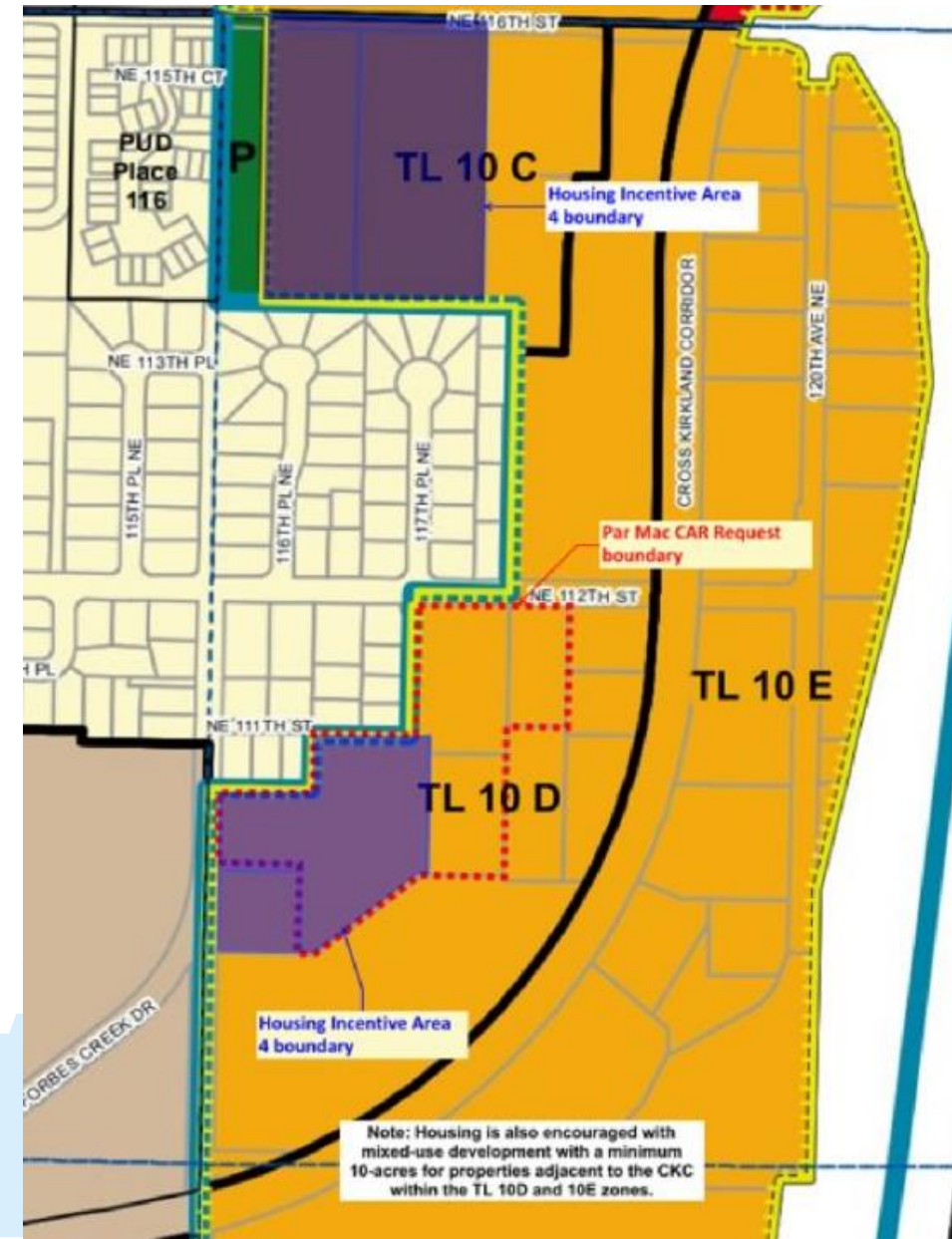
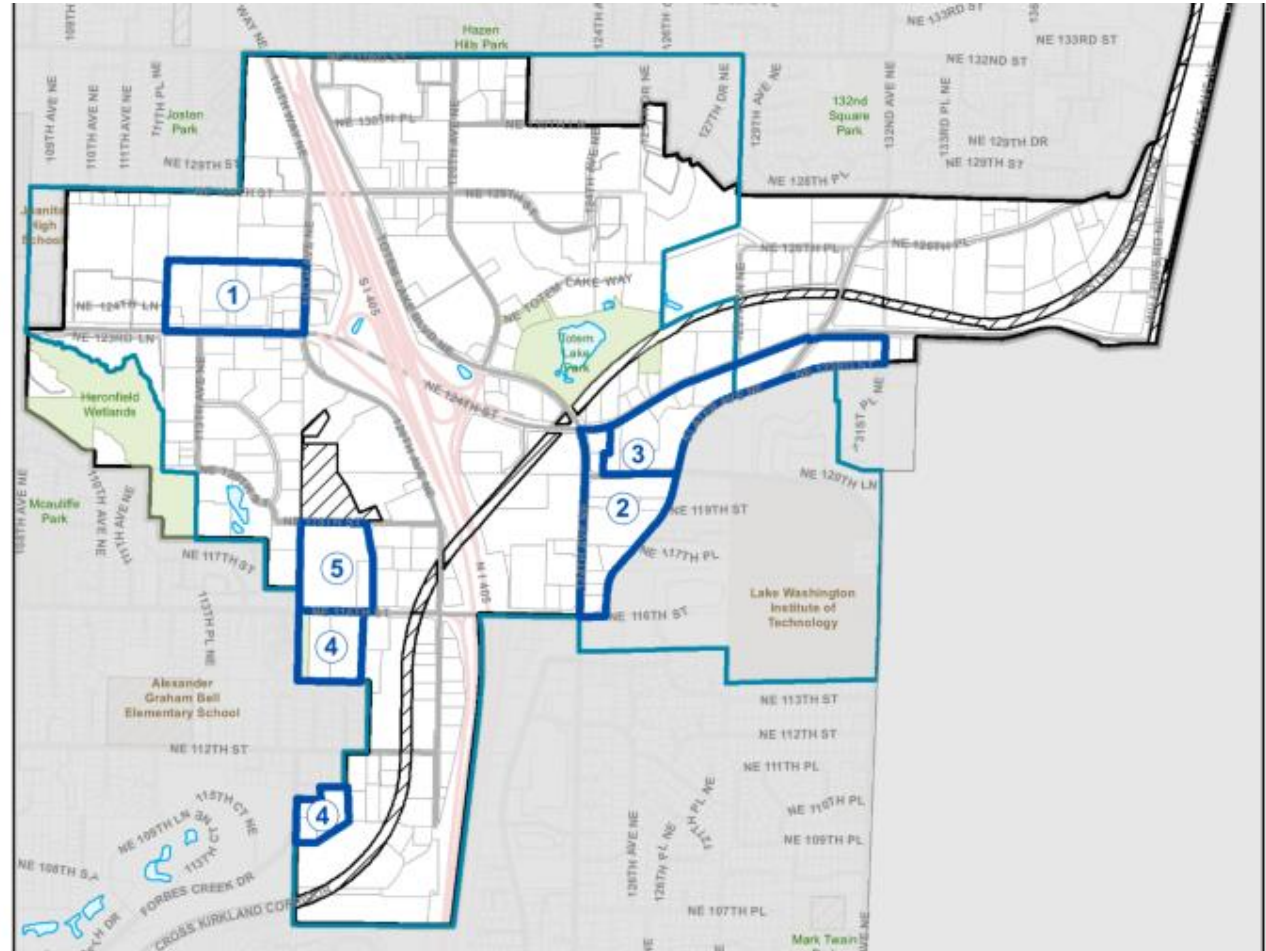
1. **Par Mac Business Park** (Totem Lake): Add Housing Incentive Area to map in Totem Lake Business District Chapter, and a policy to support future Zoning Code amendments to develop standards for the area.^
2. **Totem Lake Southern Industrial Commercial Subarea** (Totem Lake, TL 10C, TL 10D, TL 10E, TL10F): Add a policy to support future Zoning Code amendments to evaluate standards for the area.^
3. **Goodwill Site** (Juanita): Include draft policy J-20 in the Juanita Neighborhood Plan.*
4. **Michael's Site** (Juanita): Include draft policy J-16 in the Juanita Neighborhood Plan.*

**Included in packet version of draft element*

^Would require PC amendment to add to Totem Lake Business District chapter of the Comprehensive Plan



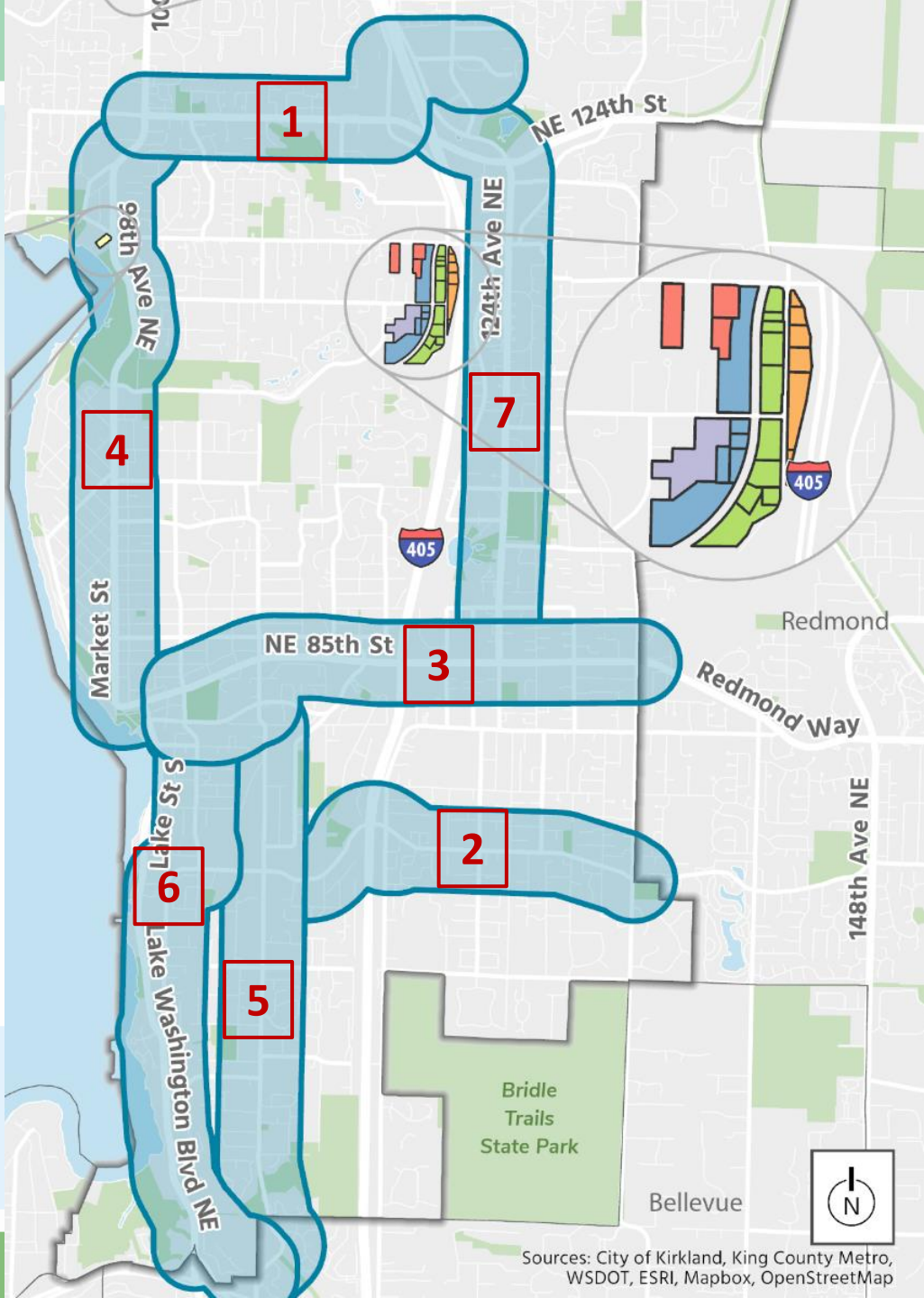
Par Mac Request



Potential Land Use Changes Along Frequent Transit Corridors

5. Increased capacity along frequent transit corridors

1	100th Ave NE to Totem Lake Transit Center (NE124th St/NE 128th St)
2	6th St S to 132nd Ave NE (NE 68th St/NE 70th PI)
3	Downtown Transit Center to 132nd Ave NE (Central Way/NE 85th St)
4	Downtown Transit Center to 100th Ave NE (Market St)
5	Downtown Transit Center to S Kirkland Park & Ride (NE108th Ave NE/6th St/98th Ave NE)
6	Downtown Transit Center to S Kirkland Park and Ride (Lake St/Lake Washington Blvd NE)
7	NE 85th St to Totem Lake Transit Center (124th Ave NE/Totem Lake Blvd)



Sources: City of Kirkland, King County Metro, WSDOT, ESRI, Mapbox, OpenStreetMap

Implementing Policies for Potential Land Use Changes

(staff recommendations)

5. Increased capacity along frequent transit corridors: Include draft policy LU-2.4 in the Land Use Element.*

Draft Policy LU-2.4: Create additional capacity for higher-intensity residential uses along identified frequent transit corridors citywide, and ensure development regulations enable multi-unit housing types.

**Included in packet version of draft element*



Sustainability, Climate, & Environment (SCE) Element

What does the SCE Element do?



- Protects, manages and enhances the natural environment while minimizing impacts
- Guides public and private development of the built environment to reduce the impact of development on the natural environment
- Supports Climate Actions and Planning including:
 - Measuring and reducing community and government emissions
 - Mitigating and adapting to known climate impacts
 - Resilience actions preparing for future climate impacts

SCE Element Update - Key Themes

- Address **climate change impacts**
- Address heat and smoke events with an **equity lens to increase resilience**
- **Promote major city programs** and how the city can best help the community
- **Codes and incentives** should be used as solutions
- Focus on **equity in policy and access** to programs
- Promote **electrification** of the community
- Provide **education on sustainability** topics
- **Report on progress** through annual reports and dashboards



The City is filled with green roofs, community gardens, tree-filled streets, daylighted streams and stormwater swales, and connected open spaces that make Kirkland more resilient and livable in the face of climate change. Kirkland is a model, sustainable city that values preserving and enhancing our natural and built environment for our enjoyment and for future generations.

-Excerpt from City's Vision Statement



Study Issues: SCE

ELECTRIFICATION

- Working with Puget Sound Energy by coordinating on electrification and actions to promote electric grid integrity
- Ensuring codes are in place to accelerate electrification of vehicles, bicycles and other electric mobility options and ensure adequate Electric Charger infrastructure to support them

CLIMATE POLICY

- Update policies related to mitigation of climate impacts
- Provide climate resilience policies as required by legislation

SUSTAINABLE DEVELOPMENT

- Ensure that key sustainable components (such as High Performing Buildings, Green Factor and Infrastructure from the NE 85th Street Station Area Plan) are incorporated in other places in the City

NATURAL RESOURCE CONSERVATION

- Intensify potable water conservation
- Protecting and enhancing tree canopy



Draft SCE Goals & Policies



Draft revisions/additions that have been made to date:

- Required policies/revisions to existing policies that demonstrate consistency with Countywide Planning Policies and PSRC's Multi-County Planning Policies
- Policies related to State Legislation, specifically HB 1181, requiring a Climate sub-element addressing GHG emissions and a Climate Resilience Sub-element addressing the planning and adaptation to climate impacts



Human Services Element

Kirkland Human Services



2023-2024 grant-funded programs are grouped into 5 goal areas:

- Housing stability and food security
- Supportive relationships and community belonging
- A safe haven from violence and abuse
- Physical health and mental well-being
- Education and employment opportunities

Examples of services City funds via nonprofits: emergency shelters, rental assistance, mental health counseling.

Human Services Element



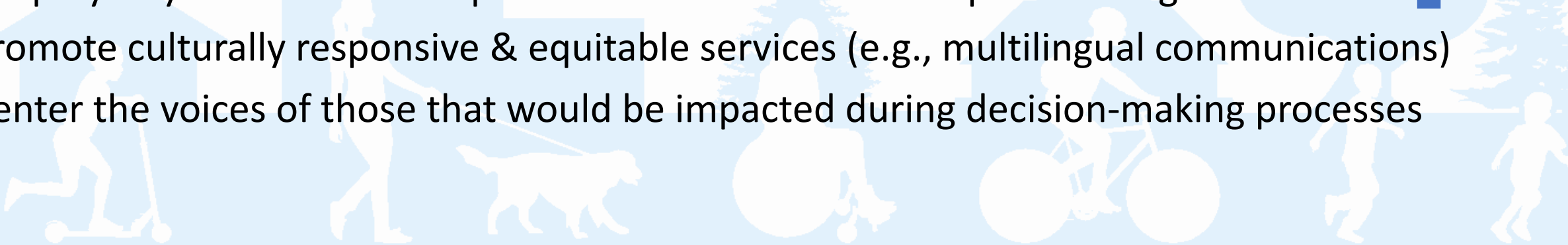
Goals and policies:

- Support the provision of services that assist the economic, social and quality of life needs of community members, including those who face(d) barriers
- Support accessibility of human services
- Intended to be forward thinking



Human Services Element - Summary of K2044 Updates

- Ensure equity and access in human services policies & programs
- Prioritize funding to nonprofits serving needs of low-income community members
- Involve the City in direct delivery of human services when there are no other qualified/available providers
- Support people experiencing homelessness & those at risk of losing housing
- Support mental & behavioral health services
- Simplify City's administrative processes for human service provider orgs
- Promote culturally responsive & equitable services (e.g., multilingual communications)
- Center the voices of those that would be impacted during decision-making processes



Summary of Proposed Revisions Since PC Briefing

- Revised policies to include mental and behavioral health, and disability status regarding accessibility
- Added updated information about current programs
- Added “outreach” to Policy HS-2.7 – about pursuing land use policies, regulations, and funding to increase access for underserved communities
- Added example of Kirkland Health Fair about bringing services to the community

EVENT OVERVIEW



The vision for this event was to provide the Kirkland community with a wide range of free health services. Great emphasis was placed on **outreach to historically marginalized populations; those who lack access to healthcare, and those who are non-English speaking community members.**



Neighborhood Plan Updates

Juanita and Kingsgate Neighborhood Plans



- Used as guiding documents for project prioritization
- Identify neighborhood-specific locations for improvements
- Provide policy direction to achieve overarching goals of the Comprehensive Plan



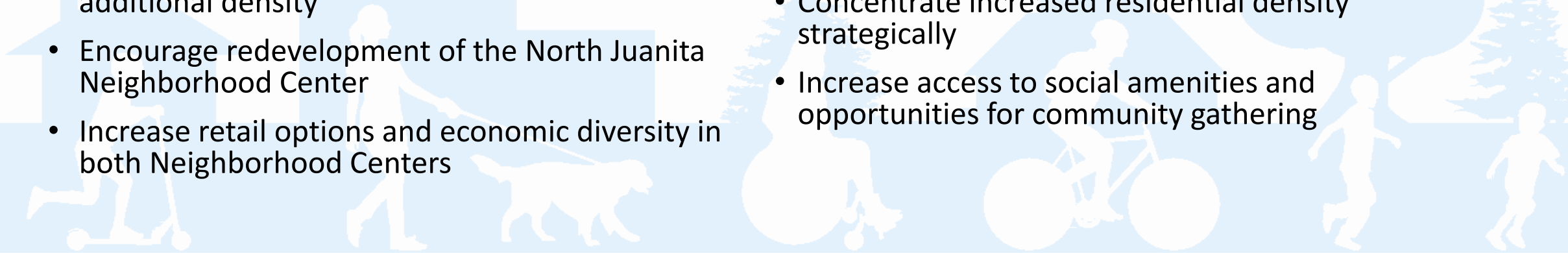
Community Engagement Themes

JUANITA

- Increase housing affordability and variety
- Promote active transportation
- Preserve and restore natural environment assets
- Improve traffic safety and pedestrian conditions
- Utilize areas best-served by transit for additional density
- Encourage redevelopment of the North Juanita Neighborhood Center
- Increase retail options and economic diversity in both Neighborhood Centers

KINGSGATE

- Revitalize the Kingsgate Neighborhood Center
- Improve traffic conditions through infrastructure enhancements
- Protect natural environment assets; prioritize equitable access to assets
- Provide more active transportation options
- Concentrate increased residential density strategically
- Increase access to social amenities and opportunities for community gathering



Optional Draft Juanita Plan Policies (COMMUNITY-INITIATED LAND USE CHANGE REQUESTS)



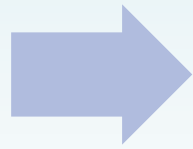
Land Use Changes: Decision Timeline



Comprehensive Plan Amendment

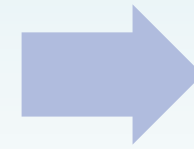


- Policy direction for potential zoning code amendment
- Describes vision and long-term aims for the subject area
- General language to allow flexibility as issues are studied



Zoning Code Amendment

- Development regulations
 - Height maximums
 - Parking requirements
 - Setbacks
- Consider appropriate design guidelines



Development Review

- Design Review Process
- Compliance with KZC
- Concurrency Management
- Other environmental impact mitigation

Draft Juanita Policy

(Community-Initiated Land Use Change Request)



New. Policy J-16: Develop zoning standard and design guideline amendments for the JBD 4 zone that accommodate an increase in allowed height and residential intensity to support redevelopment viability and increase housing options. New standards should also include an emphasis on neighborhood-serving retail, pedestrian amenities, and active transportation connections.

Aims to achieve:

Goal H-1: Provide a full range of affordable, accessible, healthy and safe housing choices to all residents.

Goal LU-5: Plan for a hierarchy of commercial and mixed-use areas serving neighborhood, community, and/or regional needs.



Draft Juanita Policy

(Community-Initiated Land Use Change Request)



*New. **Policy J-20:*** Develop zoning standard amendments and design guidelines for three aggregated parcels in the NW corner of 100th Ave NE and NE 132nd ST that increase residential intensity and height allowances to enable an active, transit-supportive mixed-use site with commercial opportunities, housing variety, and community gathering opportunities.

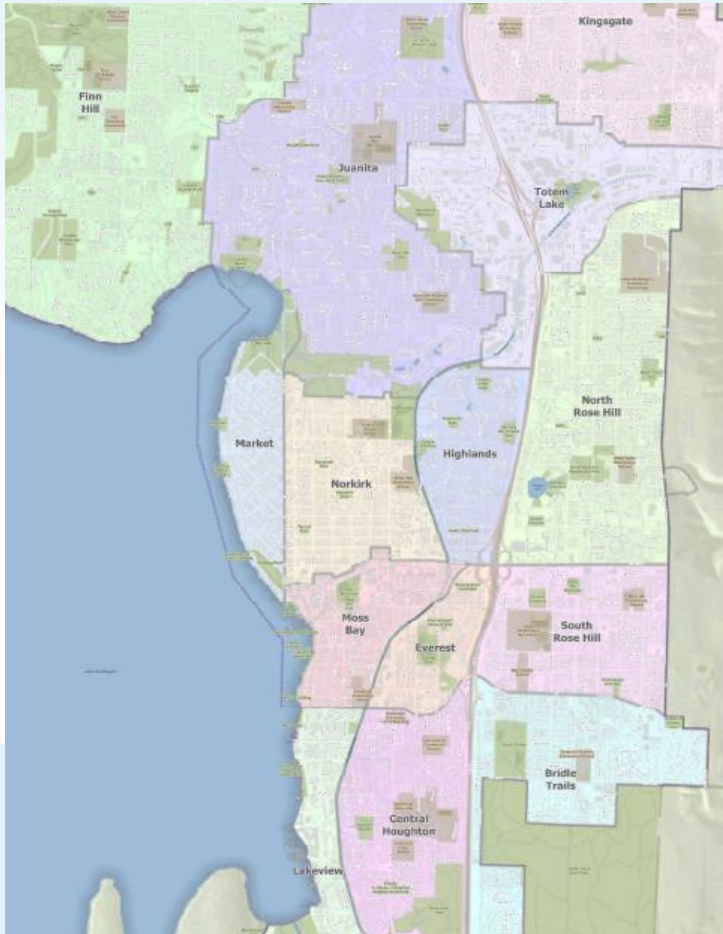
Aims to achieve:

Goal H-1: Provide a full range of affordable, accessible, healthy and safe housing choices to all residents.

Goal LU-5: Plan for a hierarchy of commercial and mixed-use areas serving neighborhood, community, and/or regional needs.



General Neighborhood Plan Updates



- Equity and inclusion edits recommended from K2044 Equity Review Report
- Consolidation of general historical text
- Removal of development-level policy direction
- Minor objective updates to outdated information
- Preservation and elucidation of the unique features, qualities and attributes in each neighborhood
- Changes aligned with draft Housing and Land Use policies for Planning Commission/Council directed study issues



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Questions?



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Public Testimony



Planning Commission Deliberation

Deliberation: Sustainability, Climate, & Environment Element

- Does the Planning Commission recommend approval of the Sustainability, Climate, and Environment (SCE) Element as presented by staff?



Deliberation: Human Services Element



- Does the Planning Commission recommend approval of the Human Services Element as presented by staff?



Deliberation: Neighborhood Plan Updates

- Does the Planning Commission recommend approval of the Juanita and Kingsgate Neighborhood Plans as presented by staff?
- Does the Planning Commission recommend approval of all other **Neighborhood/Subarea** Plans with staff-recommended revisions?

Lakeview Neighborhood Plan

Central Houghton Neighborhood Plan

Bridle Trails Neighborhood Plan

Moss Bay Neighborhood Plan

Everest Neighborhood Plan

Rose Hill Neighborhood Plan

NE 85th Street Station Subarea Plan

Totem Lake Business District Plan

Market Neighborhood Plan

Market Street Corridor Plan

Norkirk Neighborhood Plan

Highlands Neighborhood Plan

Kingsgate Neighborhood Plan

Finn Hill Neighborhood Plan



Deliberation: Land Use Element



- Does the Planning Commission recommend approval of the Land Use Element as presented by staff?





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Thank You