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# Kirkland 2044 Comprehensive Plan Update

City Council Study Session and Business Agenda

November 19, 2024



# Agenda



- October 15 joint Planning Commission Study Session recap
- Potential amendments to Planning Commission recommendations
  - Staff-initiated (for items with general Council consensus)
  - Councilmember-initiated
- Council Discussion
- 
- *November 19 Business Agenda: Council Amendment Votes*

# PC Recommendation / Council Direction

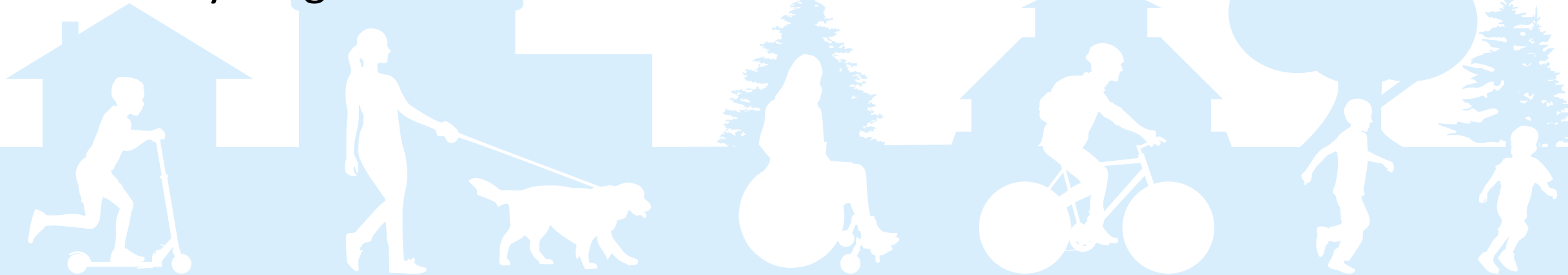
## Oct. 15 Joint Session Recap



- **PC-recommended elements focus future growth in:**
  1. Urban Growth Centers
  2. Neighborhood Centers
  3. Middle housing options in residential areas
- **Specific policies/terms/phrases that needed further clarification were received as consensus feedback, and are basis of staff-initiated amendments.**
- **For potential amendments without general direction from Council, individual Councilmembers are proposing revised language.**

# Potential Amendments: Staff-initiated

- Land Use Element
- Housing Element
- Introduction Chapter - Vision Statement
- Glossary
- Moss Bay Neighborhood Plan



# Land Use Element: Staff-initiated Amendments

Staff-initiated amendments in Land Use Element address general Council feedback. Revisions:

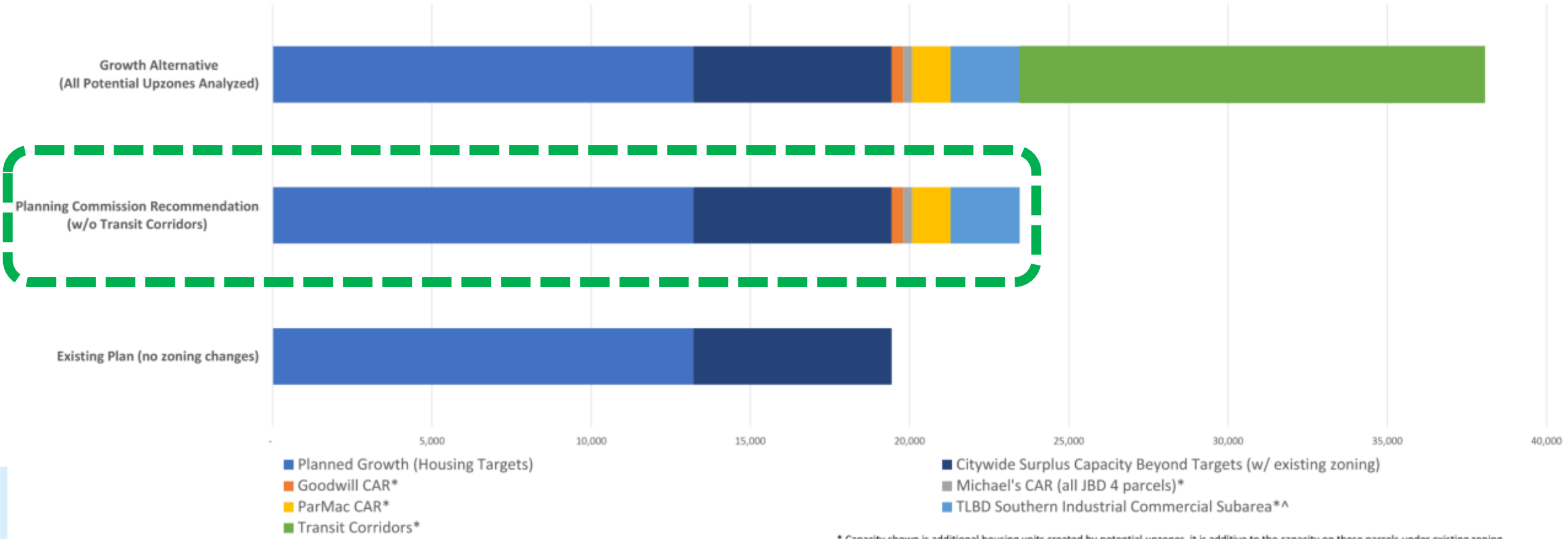
- Emphasize growth is focused in existing Urban Growth Centers and neighborhood centers, and in middle housing outside of those areas;
- Clarify land use designations; and
- Reinstate a map showing geographical boundaries of existing Urban Centers and neighborhood centers.

## Administrative Amendments

- Updated data in Urban Center summary tables
- Added housing targets by income segments

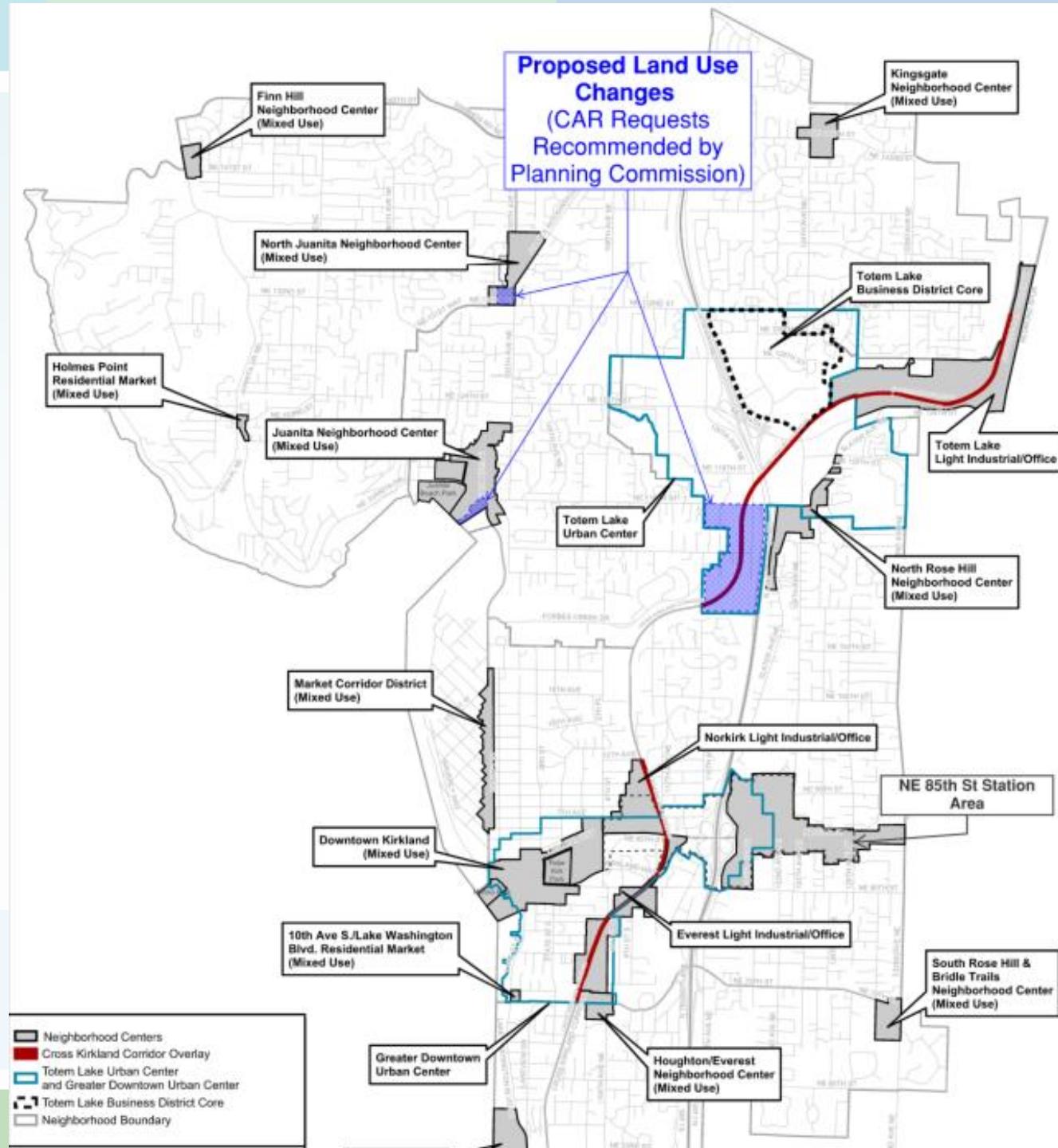
# Land Use Element: Growth Comparisons

Housing Capacity: Comprehensive Plan Options



\* Capacity shown is additional housing units created by potential upzones, it is additive to the capacity on these parcels under existing zoning.  
 ^ Capacity shown does not include the capacity for the ParMac CAR parcels; those are shown in the labeled column.




















**Proposed Land Use changes recommended by Planning Commission are located in the existing Totem Lake Urban Growth Center and existing Neighborhood Centers.**

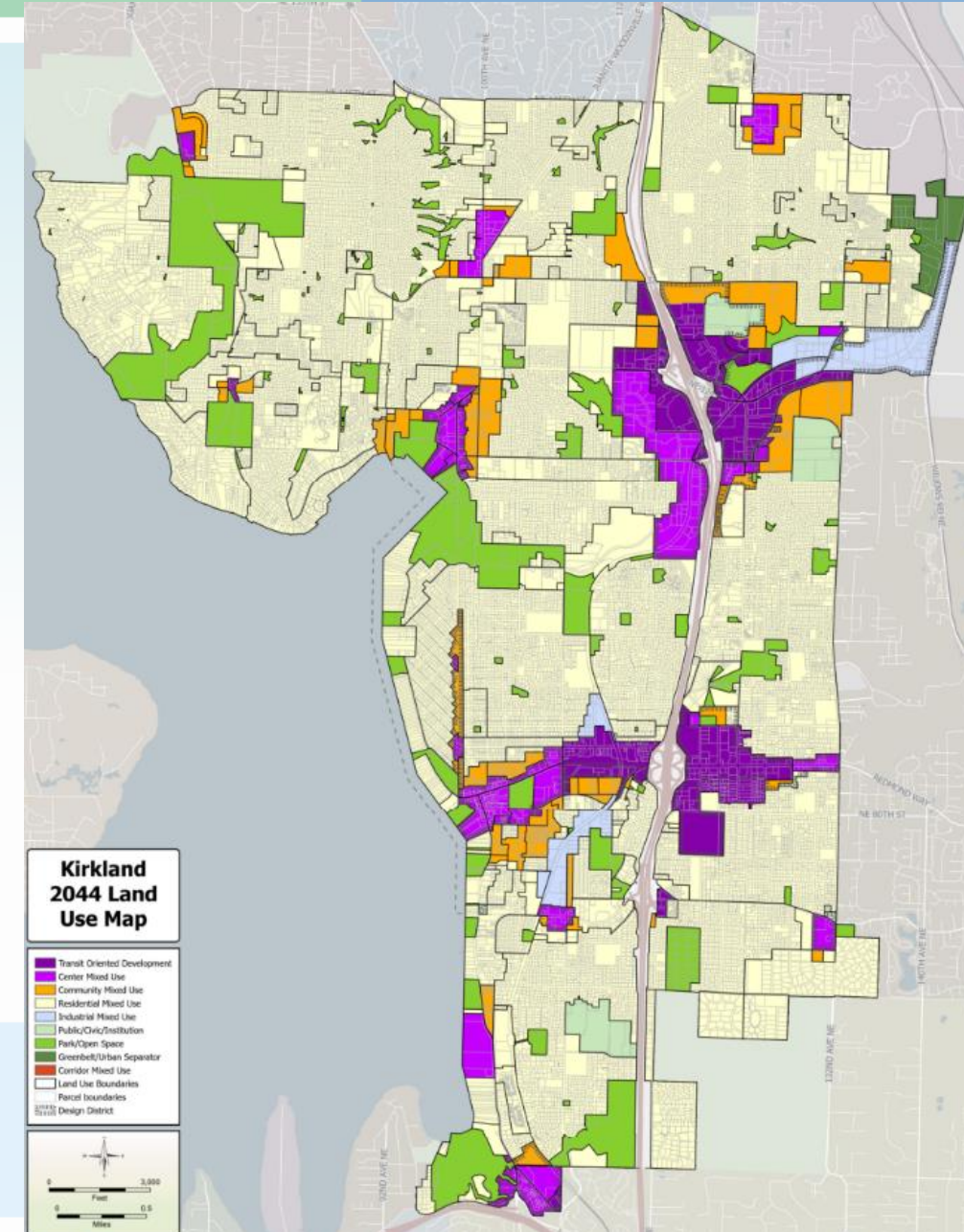




# Draft Land Use Map – Without Transit Corridor Overlays

## K2044: Draft Land Use Map Amendments

EXISTING		PROPOSED	
Transit Oriented Development		Transit Oriented Development	
Commercial Mixed Use		Center Mixed Use	
Office Mixed Use		Community Mixed Use	
Office/Multi-Family			
High Density Residential			
Medium Density Residential		Residential Mixed Use	
Low Density Residential			
Industrial Mixed Use		Industrial Mixed Use	
Institution		Public, Civic and Institution	
Park/Open Space		Park/Open Space	
Greenbelt/Urban Separator		Greenbelt/Urban Separator	





# Recently-received public comments

- Many community members submitted comments on the Comprehensive Plan over the last few days
- Comments range from support for some recent Council- and staff-initiated amendments to continued concern about the nomenclature of land use districts and specific housing policies
- Some comments were already submitted to Planning Commission/Council
- Comments may warrant additional direction from Council



# Land Use Designation Updates

**Transit Oriented Development** – Accommodates compact and walkable communities with a spectrum of land-use mixes, intensities, and built forms that provide access to [residential, commercial, and recreational](#) opportunities around high-capacity [and/or frequent](#) transit. [This designation is commonly applied to parcels within areas that comprise the City’s designated Regional Urban Growth Centers.](#)

**Center Mixed Use** – Accommodates commercial uses, either vertically or horizontally, with intensities that support both large and small businesses that provide a network and mixture of commercial services and housing that make it possible for people to live near employment and everyday destinations. [This designation is commonly applied to parcels within areas considered “neighborhood centers.”](#)

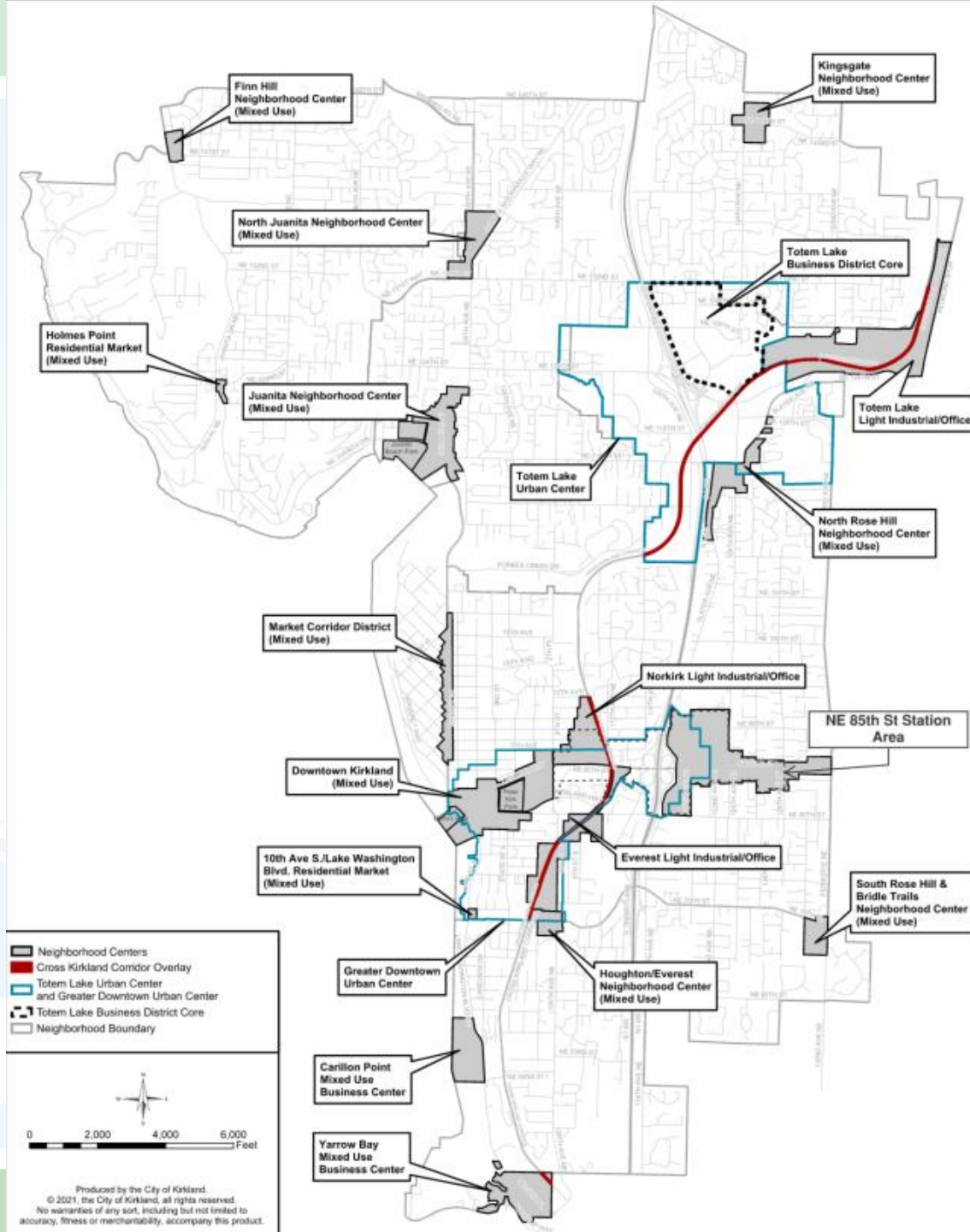
**Community Mixed Use** – Accommodates individual commercial uses and small collections of commercial uses, either with or without residential development, that are located primarily away from major streets and serve residential communities. [This designation is commonly applied to parcels within areas considered “neighborhood centers.”](#)

# Urban Growth Centers and Neighborhood Centers (Staff-initiated amendments)

**Policy LU-2.6:** Expand access to housing by growing Kirkland's regional Urban Growth Centers and neighborhood commercial centers, areas that have potential to be 10-minute neighborhoods, and areas within a 0.5 mile walk of full-service grocery stores.

**Policy LU-3.2:** Focus the development of higher intensity residential uses, including affordable housing, in areas that have commercial services, parks and open space, and good access to schools and quality transit service in and near Urban Growth Centers and neighborhood centers in order to support access to opportunity.

**Policy LU-3.3:** Encourage housing, offices, community facilities, shops, and services in and near Urban Growth Centers and neighborhood centers at or near significant transit facilities.



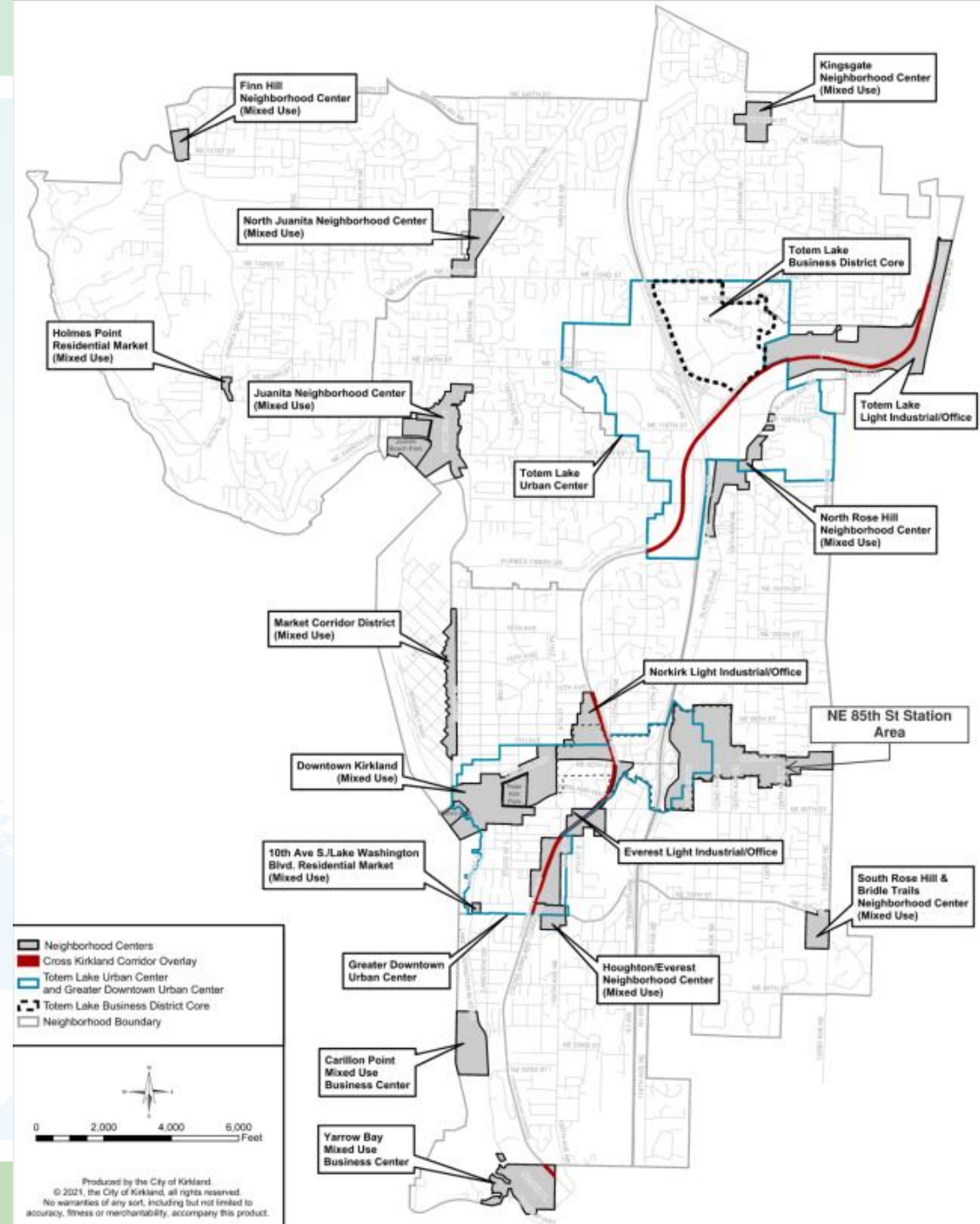
# Urban Growth Centers and Neighborhood Centers (Staff-initiated amendments)

## Nov. 19 Packet Version

Policy LU-3.4: Focus higher intensity land uses primarily in and near Urban Growth Centers and neighborhood centers areas served by frequent transit service.

## PC-Recommended Version

Policy LU-3.4: Focus higher intensity land uses primarily in areas served by frequent transit service.



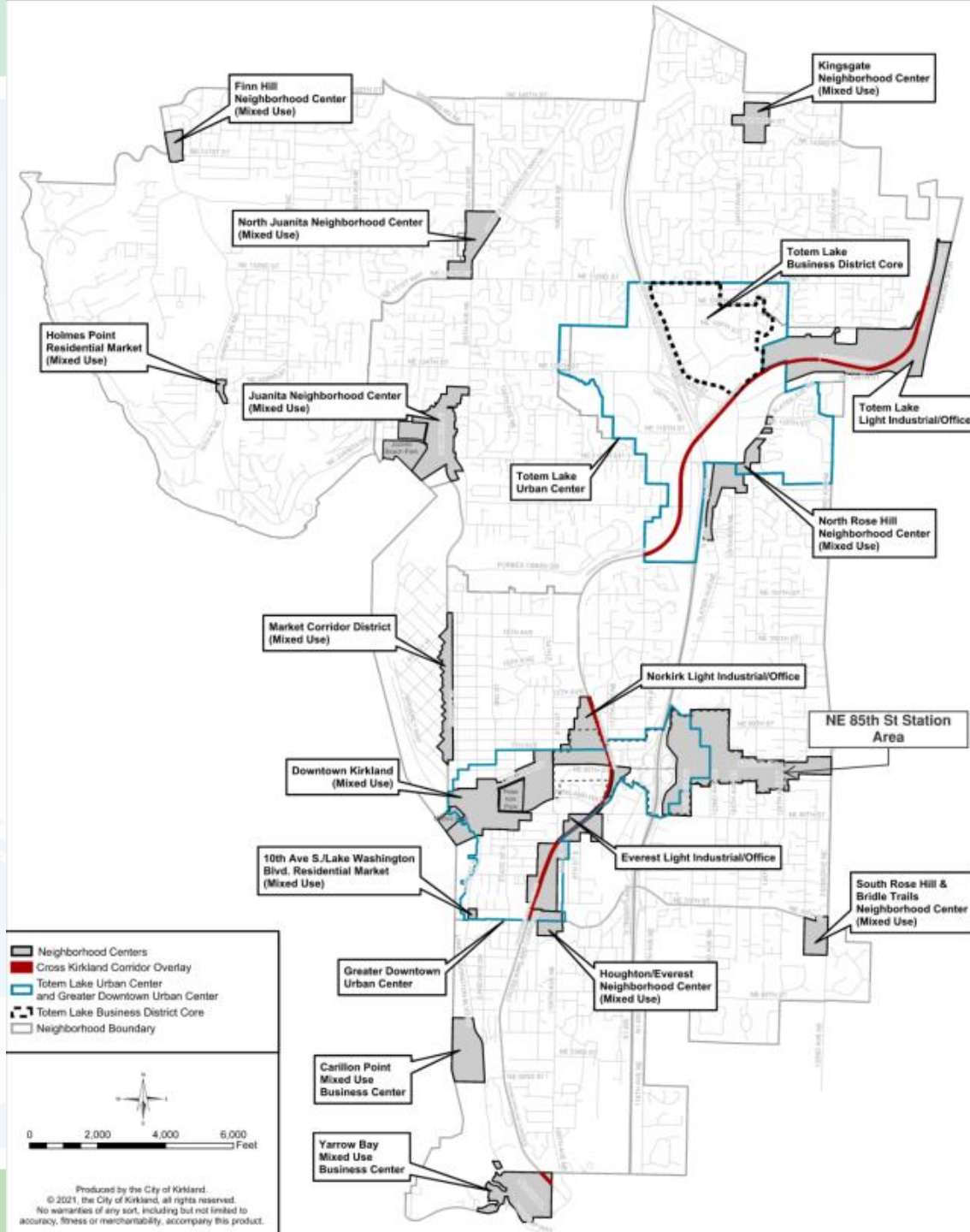


# Urban Growth Centers and Neighborhood Centers (Staff-initiated amendments)

**Policy LU-3.7:** Pursue reducing or removing minimum vehicle parking requirements in and near Urban Growth Centers and neighborhood centers; ~~walkable areas with convenient shops, services and good transit service~~; and for residential uses, including low-density, middle-housing, and stacked dwelling unit housing types.

**Policy LU-4.4:** Locate the highest intensity residential areas ~~close to~~ in and near shops and services, employment centers, and transportation hubs ~~Urban Growth Centers and neighborhood centers~~.

*\*DM Arnold has also offered amendment*



# Land Use Element (Staff Amendments)

**Policy LU-8.3:** Design essential public facilities as well as government and community facilities to reduce incompatibility with adjacent land uses. Do not locate permanent supportive housing or transitional housing in land designated for Parks or Open Space.

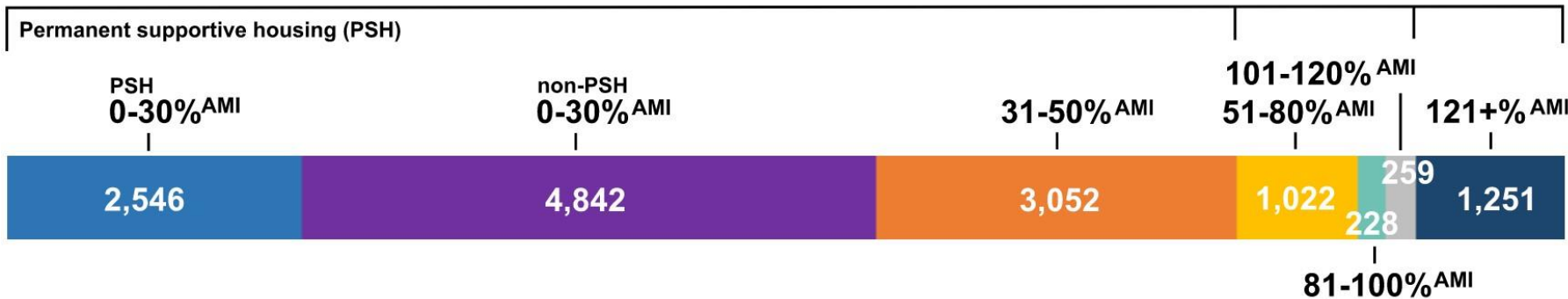
**Policy LU-8.5:** Identify opportunities to locate services for community members experiencing homelessness on ~~publicly owned~~ suitable properties, and create a streamlined process to approve the siting of such facilities.





# Kirkland's 2019-2044 Housing Needs Allocation

## 13,200 Net New Units



**10,440 Apartments (79%)** for households making **0-50% AMI**

**1,509 Multi-plex (11%)** for households making **51-120% AMI**

**1,251 Single family (10%)** for households making **+120% AMI**

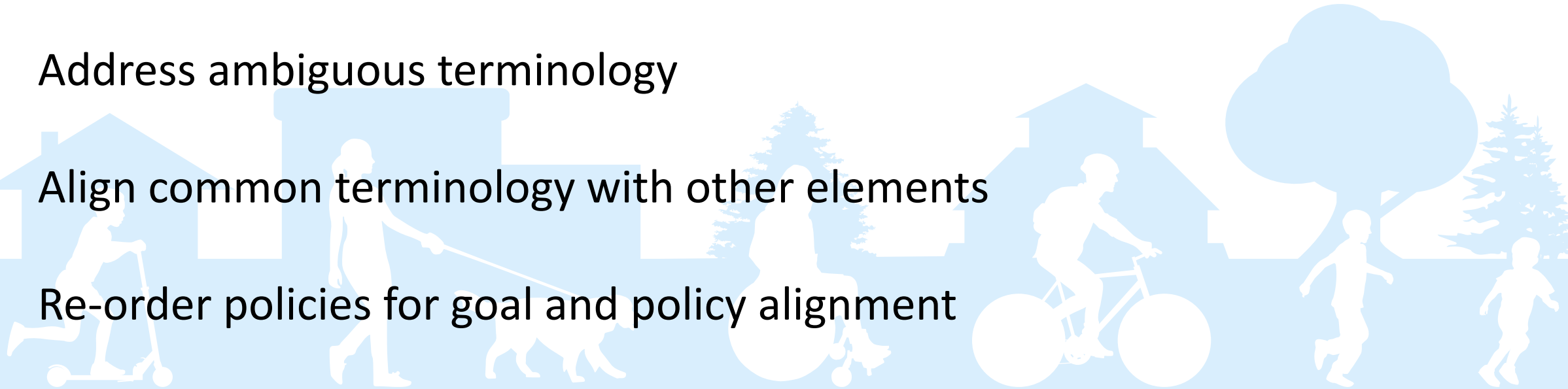
In addition, Kirkland's allocation of emergency housing is **2,522 units**, which is calculated as city's percent share of the countywide housing growth.

Sources: King County Dept of Community and Human Services, Performance Measurement and Evaluation, March 3, 2022  
Image adapted from WA Dept of Commerce

# Housing Element (Staff Amendments)



- Responses to Council feedback
- Responses to State review comments
- Address ambiguous terminology
- Align common terminology with other elements
- Re-order policies for goal and policy alignment



# Housing Element (Staff Amendments)



Policy H-1.6: Create a program that allows faith-based, or other non-profit and community-based organizations, to create customized development regulations for their properties in exchange for providing substantial public benefits, including affordable housing. The customized regulations and associated public benefits must be considered by Planning Commission and ultimately approved by City Council on a property-specific basis. The City must provide comprehensive public notice to surrounding properties of any proposed changes and associated public benefits. Preference should be given to projects with deep levels of housing affordability that provide space for continued operation of the faith-based and other community organizations.

~~Develop a context-sensitive program, in terms of sufficient infrastructure, services, and amenity capacity, for faith-based, or other non-profit and community-based organizations that are seeking to develop affordable housing on-site. Prioritize developments with income-restricted units for households making 30% or less AMI and projects that provide on-site services for households most impacted by shortages of affordable housing.~~

# Housing Element (Staff Amendments)



**Policy H-2.9:** Support the redevelopment of city-owned lands identified as suitable to increase access to affordable housing (other than those designated or intended to be designated for Parks or Open Space), while ensuring alignment with surrounding neighborhood conditions, including existing and planned parks, infrastructure, and public services that supports both current and future community needs.

~~Increase residential capacity and housing choice in residential neighborhoods through promoting the context sensitive, in terms of sufficient infrastructure, services, and amenity capacity, redevelopment of city-owned lands not designated or intended to be designated for Parks or Open Space, that accommodate affordable housing.~~

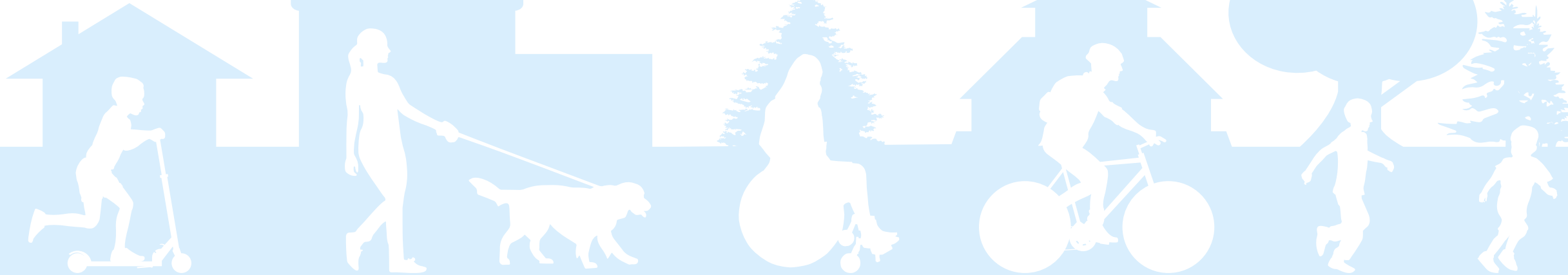


# Housing Element (Staff Amendments)



**Policy H-2.15:** Support the retention of affordable housing by maintaining and retrofitting homes through weatherization and energy efficiency programs, and by adopting regulations that ease home improvement for existing property owners.

~~Support the retention of existing unsubsidized affordable housing through home maintenance and retrofitting with the creation of and participation in weatherization programs, and energy efficiency retrofit programs and the adoption of regulations making it easier for property owners making these home improvements.~~



# Housing Element (Staff Amendments)



**Policy H-2.21:** Promote equitable community wellness through city regulations and programs that ensure fair access to housing in neighborhoods with recreational opportunities, environmental quality, supportive infrastructure, and community services.

~~Ensure that city regulations and programs nurture a high quality of life in all neighborhoods by enhancing access to housing, recreational opportunity, environmental quality, supportive infrastructure, and equitable access to community services.~~





# Housing Element (Staff Amendments)



**New Policy H-2.30:** Align the actions from policies in this element with Land Use goals to guide growth while preserving high-quality neighborhoods and enhancing livability and a sense of place for current and future residents.

- *New policy recommended for 2044 Comp Plan.*
- ***Responds to Council feedback about alignment between elements and ensuring neighborhood livability.***
- *Could be generalized and moved to Introduction Element.*

# Introduction Chapter

## 2044 Vision Statement (PC Recommendation)



Kirkland is a place where all people are valued. The city is dedicated to celebrating diversity and inclusion while combating racism and discrimination.

Kirkland is accessible for people of all abilities to walk, bike, roll, utilize transit services, and new innovative modes of travel. Diverse housing accommodates residents in every stage of life and is accessible to shops, services, and job opportunities citywide.

Kirkland is innovative and economically resilient, providing public services and capital infrastructure that accommodates growth.

Kirkland is a sustainable city that preserves and enhances our natural and built environment for current and future generations. Kirkland is resilient and livable in the face of climate change.

(109 words)

# Agenda Sheet 2044 Vision Statement (staff recommendation)



Kirkland values all people, celebrating diversity and inclusion while combating racism. The city is accessible for all abilities, supporting various travel modes. Housing is abundant for all life stages. Kirkland is innovative, economically vibrant, and provides essential public services and infrastructure. It's a sustainable city, preserving the environment for future generations, and remaining resilient and livable amid a changing world.

(60 words)

*\*Could add footnote: See Comprehensive Plan Introduction Chapter for adopted 2044 Vision Statement.*

# Glossary Amendments



Context Sensitive Design: In urban planning, "context sensitive" means designing developments or infrastructure projects by carefully considering the unique characteristics of the existing environment, including the surrounding built form, natural features, community values, and cultural aspects, to create solutions that seamlessly integrate with the existing context rather than imposing a standardized design; essentially, tailoring the design to fit the specific site and community needs instead of applying a one-size-fits-all approach.

Livable Community: Includes essential features that allow residents of all ages and backgrounds to thrive. These include mixed-use zoning, safe and varied transportation options, and diversity of housing types. Livable communities also have public spaces that benefit everyone.

# Glossary Amendments



Ten Minute Neighborhood Analysis: A mapping and analysis tool to help measure progress toward the City’s goal of creating a compact, efficient, and sustainable land use pattern. A 10-minute neighborhood (10 minutes represents a typical one-half mile walk) is a community where residents can walk short distances from home to destinations that meet their daily needs. These walkable communities comprise the following two important characteristics that are used to “score” the walkability of a given area:

- o Destinations: A walkable community is one in which it is easy to get to multiple destinations by foot. The most important destinations are ones that allow daily needs to be met. A walkable community needs places to which they can walk. Destinations may include places that meet commercial needs, or transportation needs.
- o Accessibility: Easy and convenient transit service is available to access destinations that aren’t easily accessible by foot. The community needs to be able to conveniently get to those destinations.

# Moss Bay Neighborhood Amendments



**MB-32: Expand and iterate pilot programs to enhance pedestrian-only access along Park Lane.**

In 2015, Park Lane in Downtown Kirkland was originally designed to be a flexible, pedestrian-oriented street with slow-moving wheeled traffic and since then has previously been closed to motor vehicles during select special events. In coordination with the Downtown community, in 2020 the City started “Evenings on Park Lane” where the street was opened to people walking and wheeling beginning at 6 p.m. during the warmer months. This allowed more outdoor space for restaurant seating and retail uses while also providing safe places for people to socialize. In 2023, after considering findings from the Future of Park Lane case study, City Council opted to defer the study of any permanent closure of Park Lane to vehicle traffic until such a time that a robust community engagement process can be undertaken to better understand a wholistic community vision for the future of the Downtown Kirkland area. Data and observations from the Evenings program, the Future of Park Lane study, along with other pilot projects that seek to repurpose street space for people, should be evaluated in conjunction with community and property owner involvement to consider other similar temporary and permanent programs in the future.



# Policies that Promote Livability (examples)\*



## *Citywide Policies*

**Policy GP-3.1:** Work to achieve a community where everyone is treated with respect and can thrive.

**Policy HS-4.2:** Provide opportunities for residents 50 years and older to be active, connected, and engaged in the community.

**Policy LU-11.5:** Enhance City and neighborhood identity through identifying and protecting features that are valued and unique to different areas in the City, including built and natural environment components.

## *Neighborhood Plan Policies*

**Policy M-13:** Preserve the public view corridors to Lake Washington, Seattle, and the Olympic Mountains from public rights-of-way and parks.

**Policy TL-28.2:** Encourage development that will bring vitality and activity during evenings and weekends.

**Policy FH-4.10:** Conduct a neighborhood education program on the importance of tree retention, planting of native vegetation and HPO regulations.

**Policy J-14:** As redevelopment occurs, require pedestrian-oriented and placemaking amenities such as public art, performance spaces, plazas, interactive installations, and street furniture.

\*See Attachment 4 of Nov. 19 Council packet for complete list.

# Potential Amendments: Councilmember-initiated

**CM Amendments are proposed changes to the Planning Commission-recommended policies.**

## **Mayor Curtis**

- Introduction Chapter-General Policies
- Housing Element

## **Deputy Mayor Arnold**

- Introduction Chapter-General Policies
- Land Use Element
- Housing Element

## **Councilmember Tymczyszyn**

- Introduction Chapter-General Policies
- Land Use Element
- Housing

## **Councilmember Pascal**

- Introduction Chapter- General Policies
- Housing Element
- Economic Development Element
- Juanita Neighborhood Plan
- Totem Lake Business District Plan



# Totem Lake Business District Plan

## (Councilmember Pascal)



### Totem Lake Business District Plan - Par Mac Area

**New Policy TL-33.1 - Prepare a Subarea Plan for the Southern Industrial area that will evaluate and identify the necessary infrastructure and services to consider a new mixed-use, walkable, sustainable neighborhood that leverages its proximity to the CKC and the Village at Totem Lake. A first phase of the project should conduct analysis of the available commercial and/or light industrial designated lands in the City, and provide information about current and future market trends for these land use designations.**

**Narrative Text: The City Council shall approve the planning process, a Community Engagement and Outreach Plan (that involves current property owners, residents, employees, surrounding neighborhoods, and the larger community), and key objectives for the Subarea Plan process. The Subarea Plan should lay the framework for implementation of future code amendments, design guidelines, and infrastructure needed to support a potential re-envisioned neighborhood.**

# Totem Lake Business District Plan

## (Councilmember Pascal)



Key objectives for the Subarea Plan include:

- Retain, integrate, and foster the use of buildings that are important to the local economy and can be flexibly used by businesses;
- Increase the supply of affordable housing;
- Retain existing businesses and discourage displacement, while exploring new economic opportunities, shops, restaurants and other services to serve those who live and work in
- the neighborhood;
- Foster trail-oriented development, activate the CKC, and encourage bike/walk trips, consistent with the CKC Master Plan and development standards to activate uses along the corridor;
- Provide enhanced access to surrounding open spaces, and provide new neighborhood-serving
- parks and playgrounds;
- Improve vehicular and multimodal circulation and transit access to the area; and
- Determine needed capital infrastructure for the future subarea.

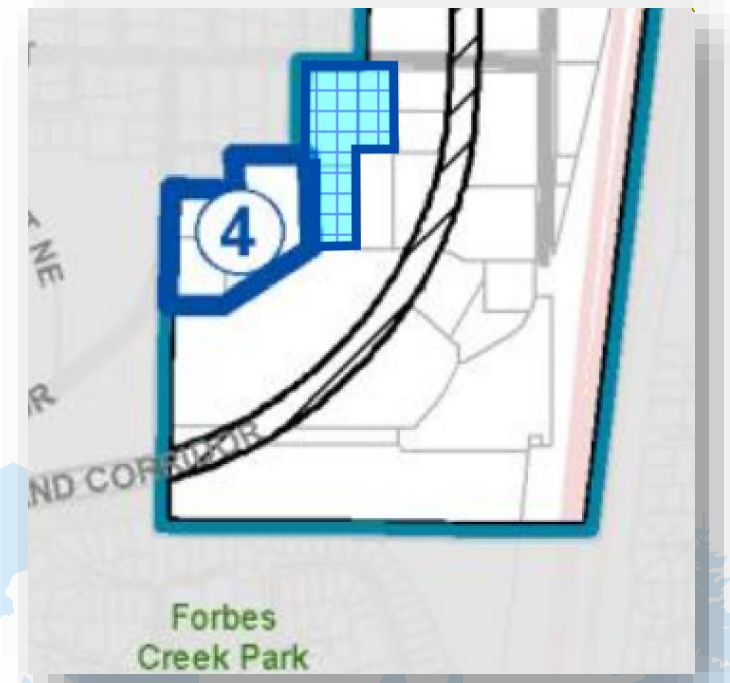
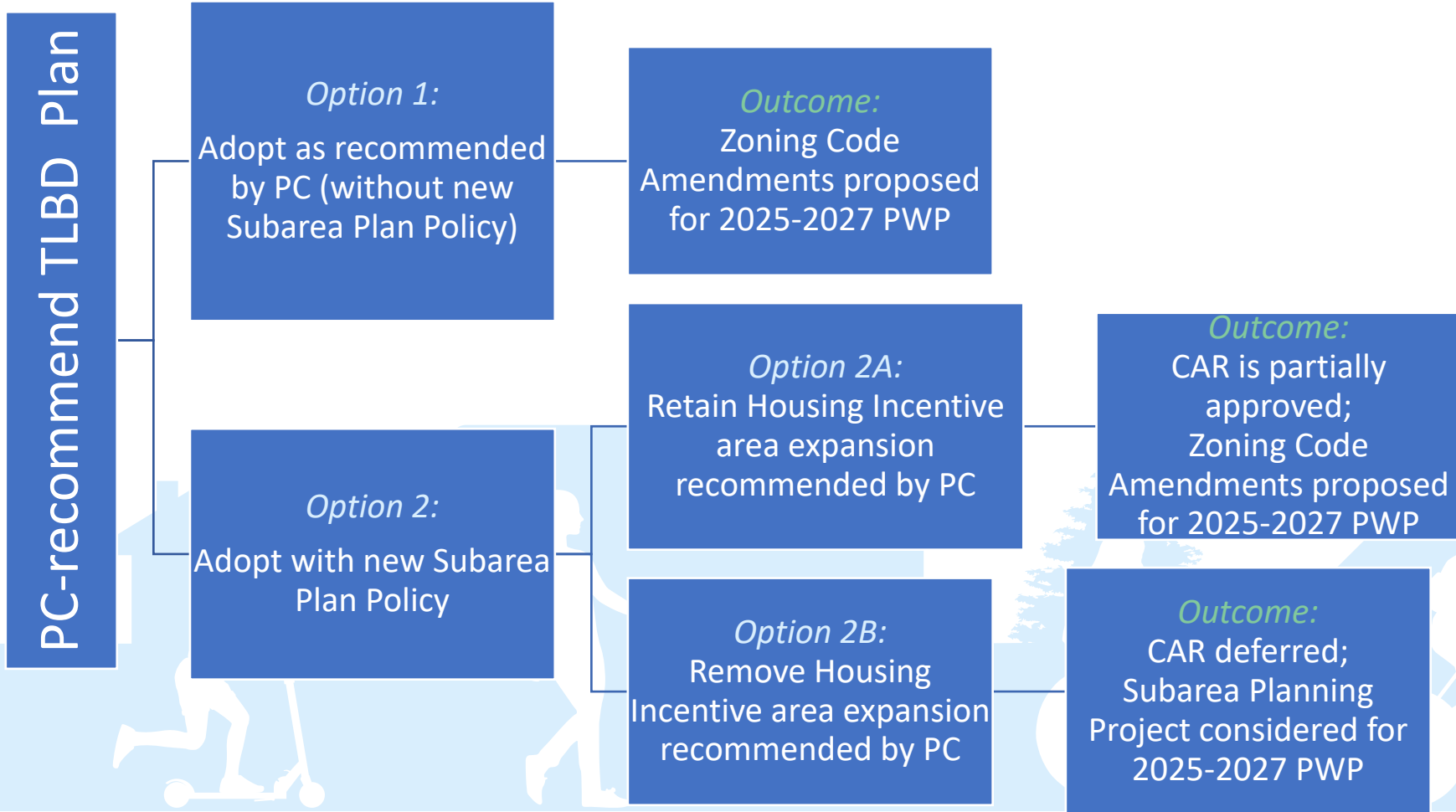
# Totem Lake Business District Plan (Councilmember Pascal)



The Subarea Plan analysis should include the following components:

- Real estate market study of the subarea's existing conditions, demographics, opportunities and challenges, including measures to reduce displacement of existing businesses, and the existing and future role of non-residential properties in the local economy;
- Mechanisms to preserve, integrate, and foster the use of flexible spaces for businesses;
- Vision, urban design framework (consistent with existing Totem Lake urban design and amenities Plan and development standards);
- Potential new name for the subarea;
- Fiscal impacts and community benefits;
- Analysis of incentives and requirements to build affordable housing;
- Analysis of share of citywide 2044 employment and housing targets;
- Area-wide vehicular, pedestrian, and bicycle circulation, and transit service to the area;
- Opportunities to activate uses and access to the CKC;
- Implement the CKC Master Plan.
- Public infrastructure necessary to support estimated growth potential;
- Green and sustainability measures;
- Public amenities such as parks, open space, recreation areas, and pedestrian connections; and
- Implementation strategies for the above.

# Totem Lake Business District Plan: Decision Options\*



\*Council may also choose to not adopt any changes at this time.



# Introduction Element (Mayor Curtis)

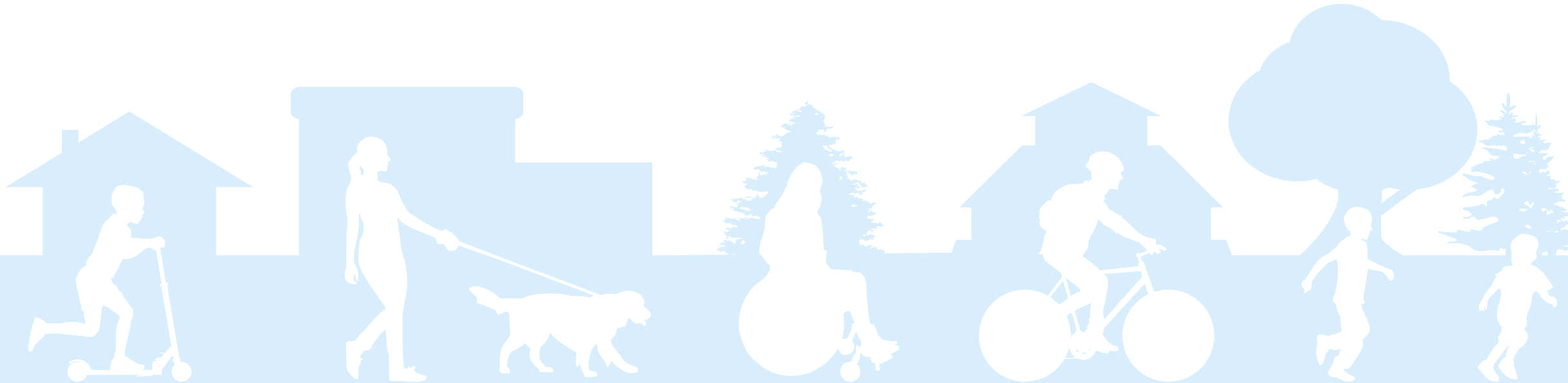


**Policy GP-4.5** (old H-2.28): Promote fiscal sustainability, transparency, and accountability to ~~existing tax payers~~ the community when subsidizing affordable housing programs and incentives.



# Introduction Element (Deputy Mayor Arnold)

Policy GP-3.3 (old H-2.20): Ensure that city regulations and programs nurture a high quality of life in all neighborhoods by enhancing access to housing, recreational opportunities, environmental quality, supportive infrastructure, and equitable access to community services.



# Introduction Element (Councilmember Tymczyszyn)

**New Policy GP-5.#:** Support and promote the livability of existing neighborhoods.

*\*Note: Councilmember Tymczyszyn suggests moving Goal GP-5 and related policies to become the first goal and policies in the Introduction Chapter.*



# Introduction Element (Councilmember Pascal)

**New Policy GP-X:** When considering Zoning Code amendments that could result in additional residential or employment capacity or increased heights, conduct additional planning and environmental review to identify options, evaluate necessary supporting infrastructure and services, and assess and mitigate potential impacts on the community. This may include additional community engagement opportunities and technical studies such as transportation, Environment, or financial/economic.

**New Policy GP-4.5:** Enhance and expand venues for two-way communication with community members to listen to and respond to emerging neighborhood opportunities and concerns.

**New Policy GP-4.6:** Support local neighborhood communities to actively engage and respond to changing community needs and conditions at both neighborhood and citywide scales.

# Economic Development Element (Councilmember Pascal)

**Policy ED 1.1:** Support activities that retain and expand existing businesses, and maintain commercial and industrial designated lands, including within mixed-use areas.



# Land Use Element (DM Arnold)



**Policy LU-4.4:** Locate the highest intensity residential areas uses close to shops and services, employment centers, and transportation hubs in and near Urban Growth Centers and neighborhood centers. Expand housing capacity outside of Urban Growth Centers and neighborhood centers by optimizing middle housing.

*\* Highlighted portion of revised policy is already proposed by staff based on general feedback from Council on Oct. 15.*





# Land Use Element (Councilmember Tymczyszyn)

**Policy LU-3.4:** ~~Focus higher intensity land uses primarily in areas served by frequent transit service. Optimize middle housing to increase housing options in the City.~~

*\*Note: Councilmember Tymczyszyn's proposed amendment to LU-3.4 is either to revise per the above, or to delete Policy LU-3.4 in it's entirety.*

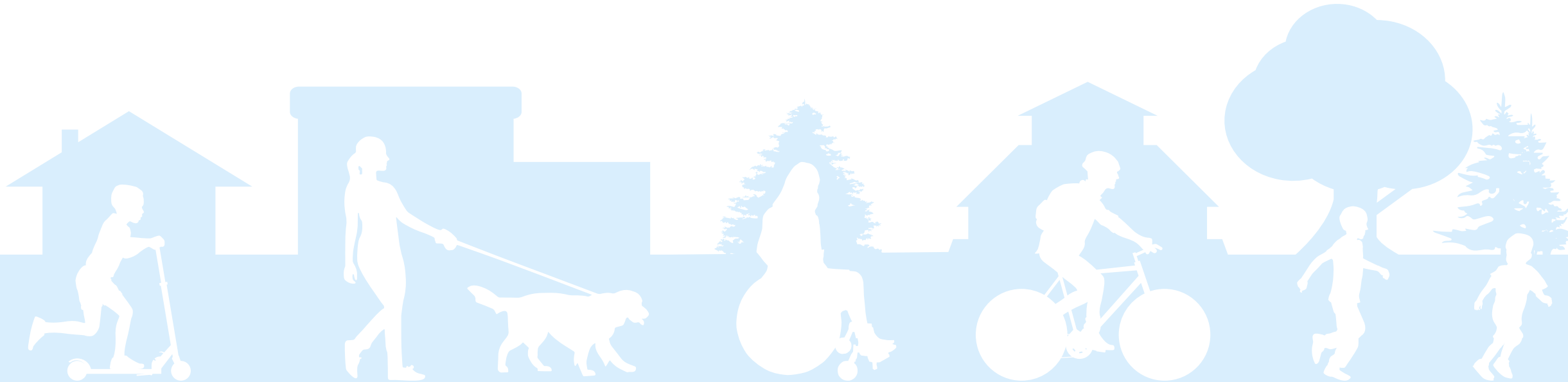
**Policy LU-4.2:** Identify opportunities to simplify development standards by possibly consolidating zoning districts ~~in primarily residential zones by completing actions such as: renaming "single-family residential zones" to better describe the allowed multi-family and commercial uses therein; consolidating low-density residential zones into a single zone to simplify future Zoning Code amendments; and standardizing development standards across low-density residential zones.~~

**Policy LU-4.3:** Review ~~Establish a new, reduced~~ minimum lot sizes applied throughout residential zones to support housing affordability and, more opportunities for fee-simple ownership, ~~and housing supply objectives.~~

# Housing Element (Mayor Curtis)



**Policy H-3.5:** Explore a housing subsidy program that helps people gain access to affordable, inclusive, and compact neighborhoods close to goods, services, and jobs, especially for residents who provide vital ~~hands-on~~ services in our community.



# Housing Element (DM Arnold)



**New Policy H-1.9:** Explore incentives that encourage attainable housing for developments that go beyond required inclusionary zoning requirements for housing up to 100% AMI.

Staff suggested policy text:

**“Increase the supply of attainable housing, fostering a more inclusive and balanced community for individuals and families earning up to 100% AMI by implementing strategies to encourage developers to go beyond existing inclusionary zoning requirements.”**

# Housing Element (DM Arnold)



**New Policy H-2.20:** Explore approaches to preserve existing housing stock that is relatively affordable at market rates without subsidy.

Staff suggested policy text:

Sustain a diverse and affordable housing market that benefits all community members without resorting to subsidies by developing and implementing strategies aimed at preserving the existing housing stock that remains relatively affordable at market rates.

# Housing Element (CM Tymczyszyn)



**Policy H-1.5:** Support persons and families experiencing homelessness in moving towards housing stability. Support and monitor existing Permanent Supportive Housing and transitional housing facilities in the City and then consider whether to adjust development standards for these housing types that are focused on extremely low-income households. ~~by prioritizing local and regional resources, developing specialized standards that enable the production, reduce the cost, and explore removal of regulatory barriers that prevent or obstruct the creation and equitable distribution of transitional housing, emergency shelters, permanent supportive housing and similar facilities in areas of the city with sufficient infrastructure, services, and amenity capacity that supports these housing types.~~

# Housing Element (DM Arnold/CM Tymczyszyn)



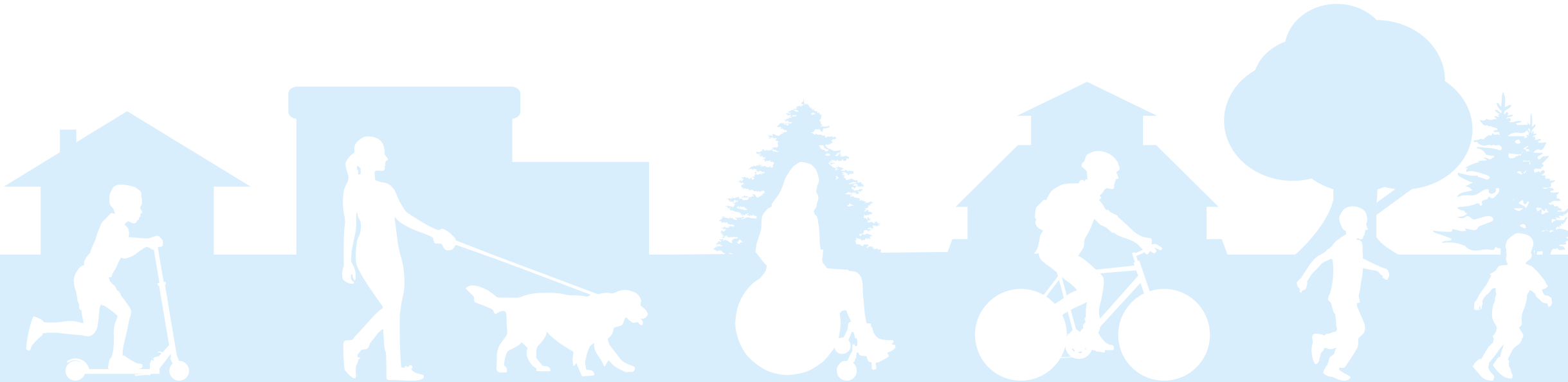
**Policy H-1.5 (potential alternative):** Support persons and families experiencing homelessness in moving towards housing stability by prioritizing local and regional resources, developing specialized standards that enable the production, reduce the cost, and explore removal of regulatory barriers that prevent or obstruct the creation and equitable distribution of transitional housing, emergency shelters, permanent supportive housing and similar facilities in areas of the city with sufficient infrastructure, services, and amenity capacity that supports these housing types. Support and m Monitor existing Permanent Supportive Housing and transitional housing facilities in the City and then consider whether to adjust development standards for these housing types that are focused on extremely low-income households.



# Housing Element (CM Pascal)



**New Policy H-2.X** (to follow H-2.29): Assess and monitor the fiscal performance of subsidized housing programs and tax exceptions, and identify feasible options that optimize taxpayer subsidies to help achieve our housing targets.



# Juanita Neighborhood Plan

## (Councilmember Pascal)

**Policy J-16 (Michael's CAR):** – 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 encourage consolidation of parcels to achieve a more integrated development and circulation plan and should ~~also~~ include an emphasis on neighborhood-serving grocery and retail uses, pedestrian amenities, active transportation connections, and safe and efficient ingress and egress.

**Policy J-20 (Goodwill CAR):** – Develop zoning standard amendments and design guidelines for three aggregated parcels in the NW corner of 100th Avenue NE and NE 132nd Street that increase residential intensity and height allowances, encourage parcel consolidation, and enable an active, transit-supportive, mixed-use development with commercial opportunities, housing variety, safe and efficient ingress and egress, and community gathering opportunities.

# Public Services Element

(LWSD Coordinating Committee Recommendation)

**Policy PS-2.4:** Coordinate with Lake Washington School District on the planning, siting, and development of new, replaced, or expanded school facilities to ~~increase~~ address public school capacity needs. ~~and e~~ Explore opportunities to create staff housing and/or other affordable housing on school, city, or private property. Coordinate with the school district on using school facilities to meet the community's recreation and other needs.





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# Questions?