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Kirkland 2044 Comprehensive Plan Update

City Council – Planning Commission Joint Study Session

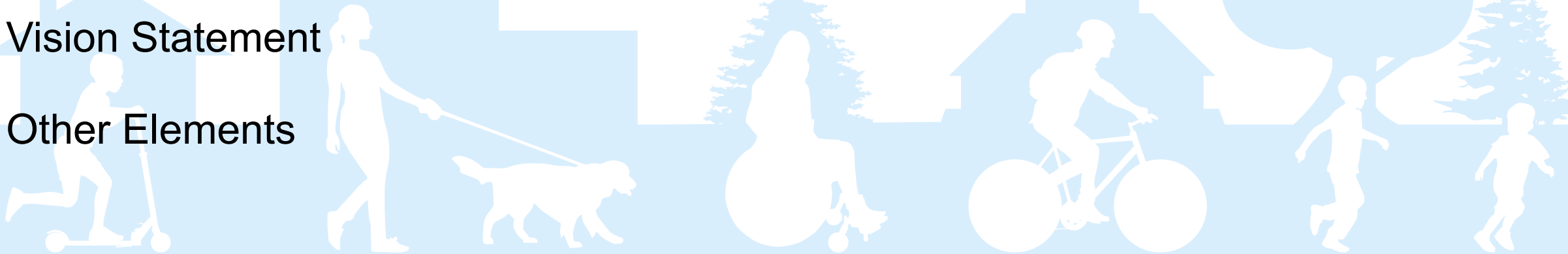
October 15, 2024



Agenda



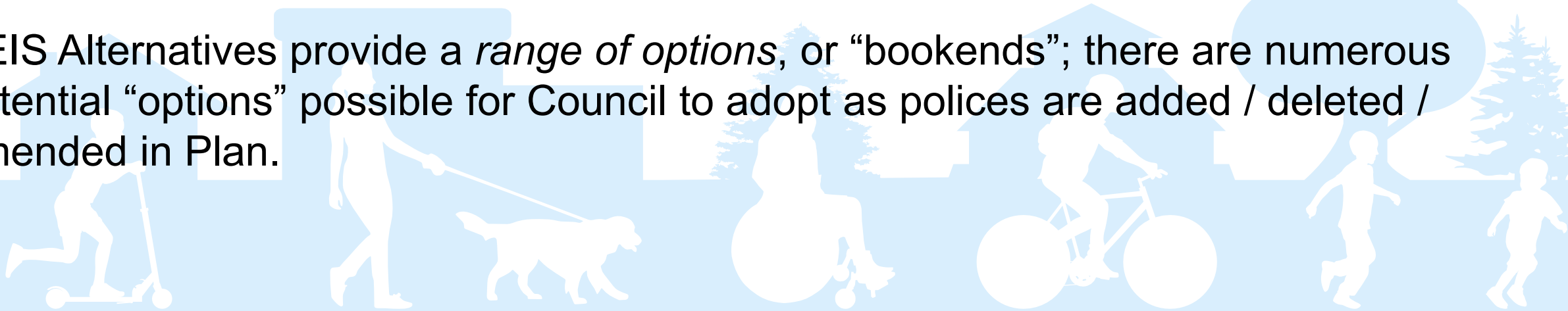
- Comprehensive Plan Options
- Land Use Element (4 policies for discussion)
- Housing Use Element (8 policies for discussion)
- Comprehensive Plan History Narrative
- Vision Statement
- Other Elements



2044 Comprehensive Plan Options



- Both SEIS alternatives include planned growth of 13,200 new housing units by 2044.
- Key differences between alternatives are *where* new growth is planned for, and *how much additional capacity* could be created by supported/potential KZC amendments.
- Alternatives vary in how/if affordable housing targets will be met.
- SEIS Alternatives provide a *range of options*, or “bookends”; there are numerous potential “options” possible for Council to adopt as polices are added / deleted / amended in Plan.



2044 Comprehensive Plan Options



SEIS No Action Alternative

SEIS Growth Alternative

No Action Alternative would not meet affordable housing targets

- Many options for adoption within analyzed SEIS bookends; including multiple options to meet housing targets at all income levels.
- Comprehensive Plan promotes more, or less, growth as policies are added, deleted, and amended.

*Note –Zoning Code amendments will still be necessary to add any additional capacity.

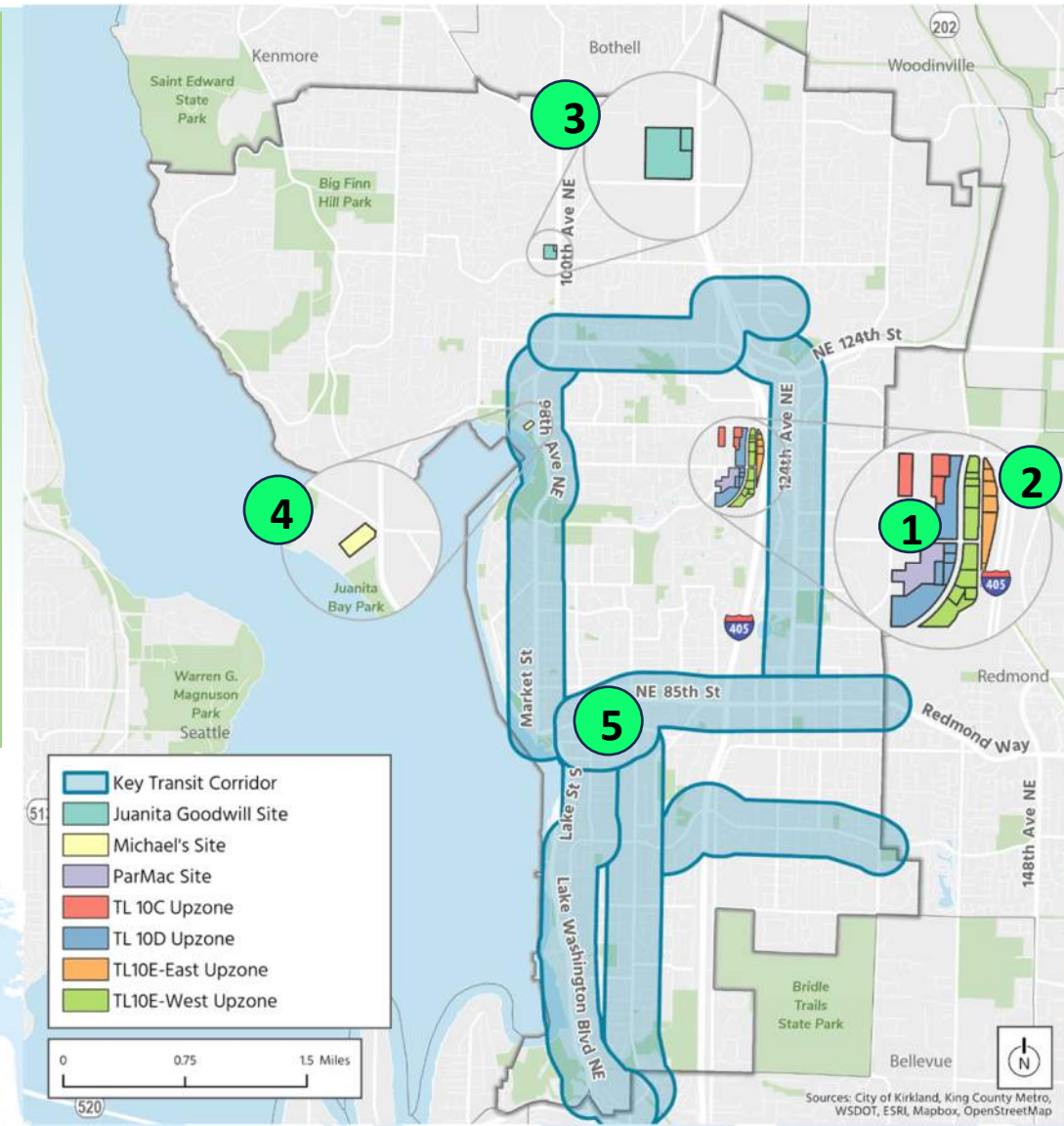
Growth Alternative would provide the most capacity to meet affordable housing targets

POTENTIAL LAND USE CHANGES STUDIED IN GROWTH ALTERNATIVE

- Par Mac Business Park** (Totem Lake): 1,200 housing units; up to 30,000 square feet of commercial space.
- 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.
- Goodwill Site** (Juanita): 600 housing units; up to 15,000 square feet of commercial space.
- Michael's Site** (Juanita): 350 housing units; and commercial space.
- ~~Transit Corridors (Citywide)~~

Other Options to Further Moderate Growth in Draft Policies

- Remove PC-recommended policies* intended to enable infill development/redevelopment, such as:
 - **LU-3.7** (study reducing parking requirements)
 - **LU-4.2** (simplify zoning standards)
 - **LU-4.3** (reduce minimum lot sizes in residential zones)
 - **LU-5.8** (identify/remove regulatory barriers to redevelopment in neighborhood commercial centers)



* No PC-amendments made to listed policies during deliberation; all policies recommended with 7-0 vote on full element.

Land Use Element Update

- Planning Commission voted 7-0 to recommend the draft Land Use Element to City Council.
- Amendments made to policies within element were not all recommended unanimously.
- 14 new policies in Element (added to existing 2035 Plan)
 - 1.3, 2.6, 3.10, 4.2, 4.3, 4.7, 5.8, 5.9, 6.4, 8.4, 8.5, 9.1, 9.2, 9.3
 - Plus relocated polices from removed Community Character Element
- Remaining policies in recommended Element are revised from existing 2035 Land Use policies






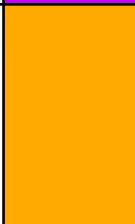




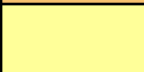








Land Use Element Update – Transit Corridors

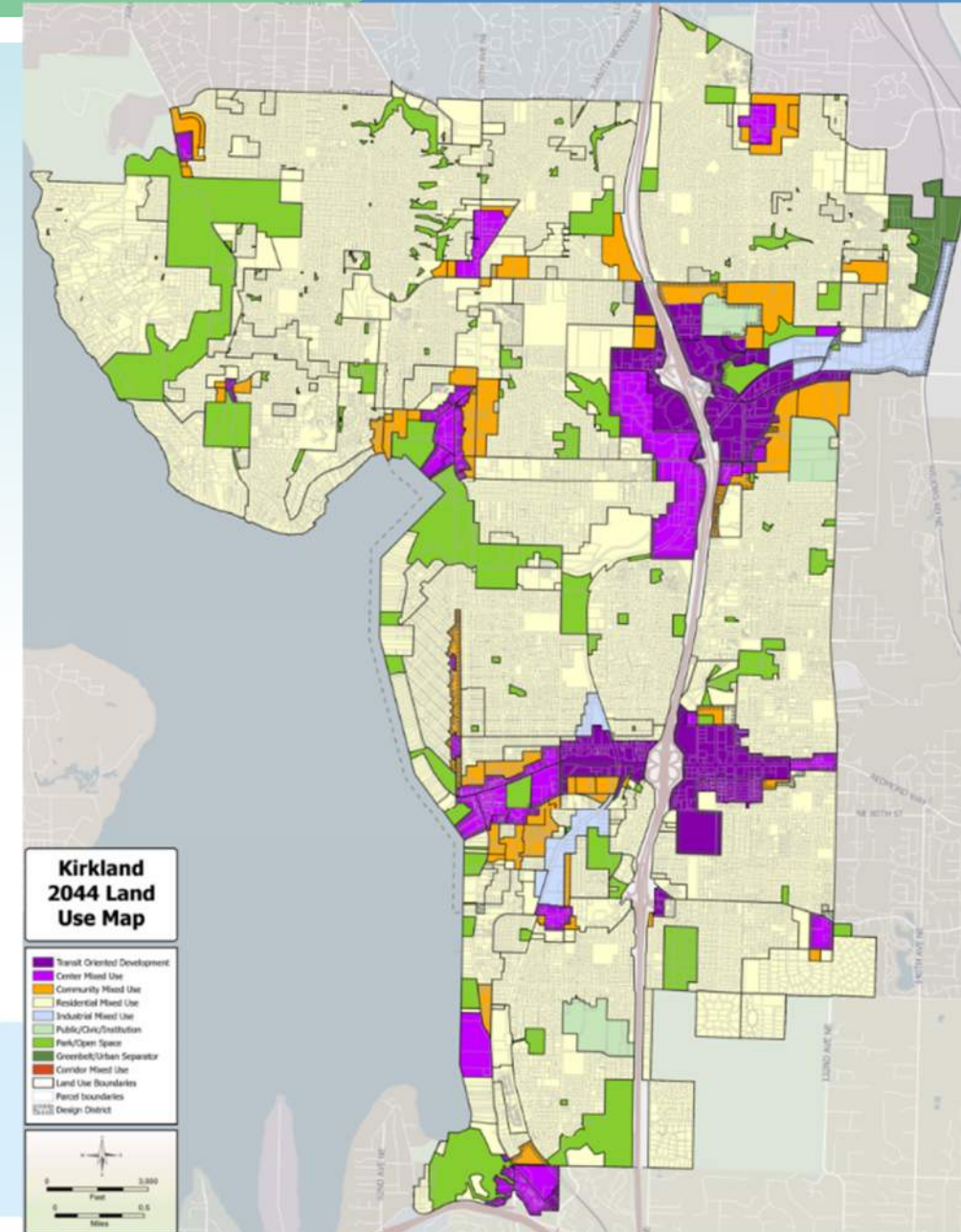
- Planning Commission voted 4-3 to remove LU-2.4 from their recommended version of the Land Use Element.
 - PC Motion included direction to staff to: *“Include communication to City Council in the PC recommendation that the City should study including a policy similar to draft Policy LU-2.4 in the Comprehensive Plan at a future date.”*
- Planning Commission also voted 7-0 to remove transit corridor overlays from the recommended Land Use Map.



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	



Land Use Element Update



[Recommended] Policy 2.6 – Expand access to housing by growing Kirkland's regional 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.

- *New policy recommended for 2044 Comp Plan.*
- *Motion to add policy passed 5-2.*
- *Subsequent motion to amend to add “...areas that have potential to be 10-minute neighborhoods, and areas within a 0.5 mile walk of full-service grocery stores” passed 7-0.*

Land Use Element Update



[Recommended] Policy 3.3 – Encourage housing, offices, community facilities, shops, and services at or near significant transit facilities.

- *Existing policy in 2035 Comprehensive Plan*
- *Original proposed staff revision to 2015 policy: Encourage housing, offices, community facilities, shops, and services at or near the park and ride lots and other transit-facilities.*
- *Motion to amend passed **5:2.***

Land Use Element Update

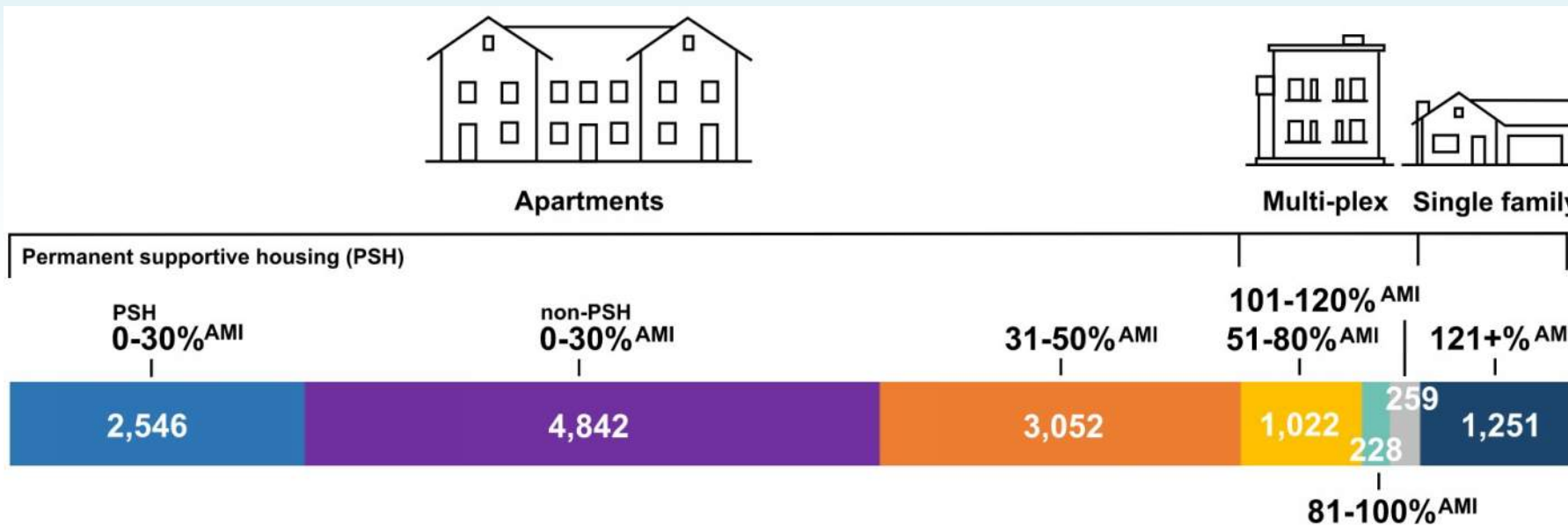


[Recommended] Policy 3.4 – Focus ~~Locate~~ higher density land uses primarily in areas served by frequent transit service.

- *Existing policy in 2035 Comprehensive Plan*
- *PC-recommendation includes minor edits to policy as recommended by staff (shown in track changes above); and revisions to narrative text made during deliberations.*
- *Motion to amend passed **5:2**.*

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 Update



[Recommended Removing] Policy H-1.4 – ~~Increase residential development intensity in neighborhood commercial centers and Urban Growth Centers to accommodate greater housing choice for people at all stages of life.~~

- The PC recommends removing draft policy H-1.4 since H-1.12 (renumbered as H-1.10) achieves policy objective.*

Passed 4:3

Housing Element Update



~~[Proposed] NEW Policy H-X.XB – Maintain the livability of established residential neighborhoods, through adoption and enforcement of appropriate regulations.~~

[Recommended] NEW Policy H-2.20 – 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.

- *Recommended draft policy incorporates multiple proposed edits from both staff and commissioners.*

Passed 4:3

Housing Element Update



[Recommended] Policy H-1.5 (old H-1.8) – 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 ~~any~~ removal of any 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.

- *Recommended draft policy incorporates multiple proposed edits from both staff and commissioners.*

Passed 6:1

Housing Element Update



[Recommended] Policy H-1.6 (old H-1.10) – Develop a context-sensitive program, in terms of sufficient infrastructure, services, and amenity capacity, ~~that allows housing intensity bonuses for faith-based, or other non-profit and community-based organizations located near high-capacity transportation infrastructure and sited near other multifamily or commercial use districts~~ 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.

- *PC recommended draft policy adds... “context-sensitive...” and strikes proposed language... “located near high-capacity...”*

Passed 6:1

Housing Element Update



[Recommended] NEW Policy H-1.7 – Support a variety of regulatory and programmatic solutions to incentive ADU and DADU long-term rental units ~~on the same parcel as owner-occupied primary residences.~~

- *PC recommended new draft policy.*

Passed 6:1



Housing Element Update



[Recommended] Goal H-2 – Achieve racially and socially equitable outcomes in housing, preventing homelessness by preventing displacement, meet the needs of all current and future residents and ensure people with the lowest incomes have quality housing that is accessible and affordable in the community of their choice.

- *PC recommended draft Goal H-2 as part of reorganization Element goals and policies associated with displacement.*

Passed 6:1

Housing Element Update



[Proposed Alternate] Policy H-2.24 (old H-2.22) – ~~Employ effective strategies that support and enforce the Fair Housing Act and affirmatively further fair housing.~~

[Recommended (existing)] Policy H-2.24 (old H-2.22) – Ensure equitable distribution of more housing types by removing exclusionary regulations and review processes from the zoning code.

- *PC recommended retaining existing draft policy.*

Passed 6:1

Housing Element Update



[Recommended] Policy H-2.12 (old H-2.13) – Protect fair and equal access to housing for all persons and ~~prohibit any unlawful activity~~ support programs that deter discrimination of a person's access to adequate housing.

- *PC recommended draft policy.*

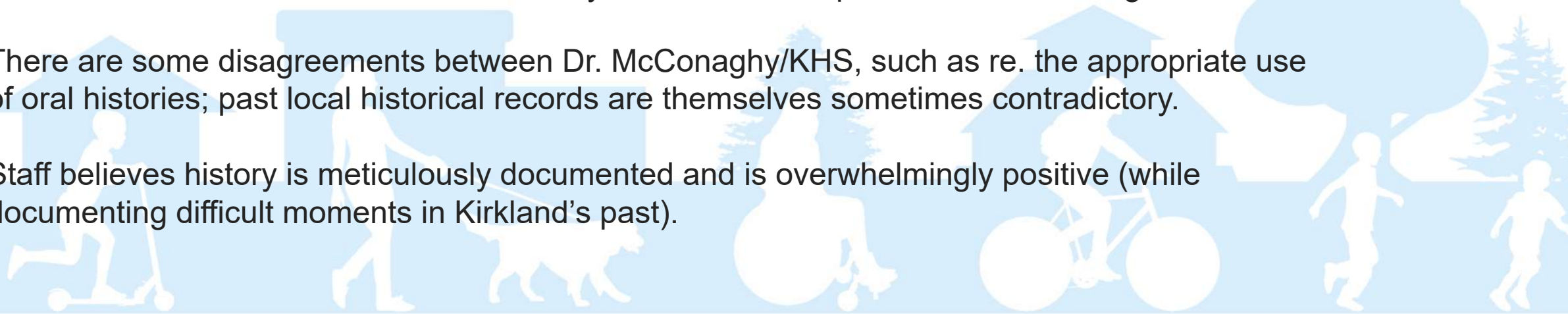
Passed 6:1



Comprehensive Plan History Narrative



- City hired Lorraine McConaghy (accomplished historian, worked at MOHAI, published author, recipient of WA State Historical Society Robert Gray Medal for contributions to history of PNW).
- Goal: Expand existing history document, address everyday lives of people who lived/worked in Kirkland, address State/Countywide requirements to document racially disparate impacts.
- Dr. McConaghy worked closely with KHS in updating history, and staff/Dr. McConaghy have received several rounds of edits and supplemental historic materials from Loita Hawkinson; all edits have been reviewed/considered, many have been incorporated – still working on some.
- There are some disagreements between Dr. McConaghy/KHS, such as re. the appropriate use of oral histories; past local historical records are themselves sometimes contradictory.
- Staff believes history is meticulously documented and is overwhelmingly positive (while documenting difficult moments in Kirkland's past).



History of Kirkland



The narrative is not intended to provide an all-encompassing history of the City.

It is scoped to provide background and context for Kirkland's history of Planning, and to help meet state requirements to assess any racially disparate impacts by answering the following questions:

1. What are the local historical patterns, events or actions that may have had a racially disparate effect?
2. Who has been subject to disproportionate housing impacts because of race?
3. Who has been subject to displacement or exclusion?

“Jurisdictions are not required to find a racially disparate impact; however, they are required to conduct a well-reasoned analysis of whether local policies and regulations have or are currently contributing to racially disparate impacts, displacement and exclusion in housing. Identifying existing racial disparities and reviewing those with impacted populations to interpret the results will provide a defensible basis on which to conduct your policy evaluation and help develop new policies.”

-Excerpted from Washington State Department of Commerce [Guidance to Address Racially Disparate Impacts](#)

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.

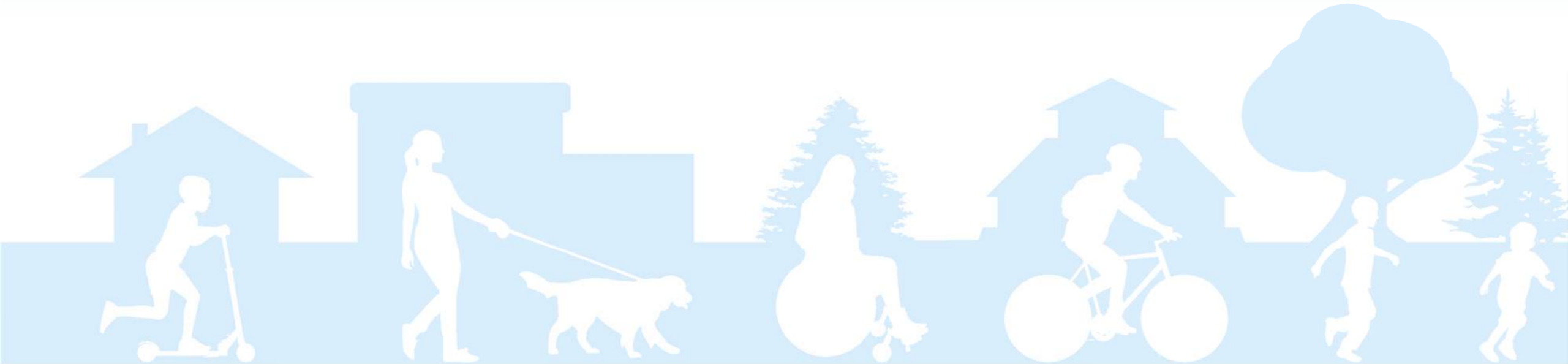
Remaining Public Meeting Schedule

October 15, 2024: *Joint City Council/Planning Commission Study Session*

- Planning Commission K2044 Recommendations

December 10, 2024: *City Council Meeting*

- Comprehensive Plan Adoption





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Questions?