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# **K2044 Comprehensive Plan Update**

July 11, 2024 - Planning Commission Public Hearing

Neighborhood Plan Updates



# Public Hearing Agenda



## Staff presentations

- Kingsgate Neighborhood Plan Update
- General Neighborhood Plan Amendments
  - Totem Lake Business District Plan changes

## Questions on draft policies and amendments

## PC deliberation and motions





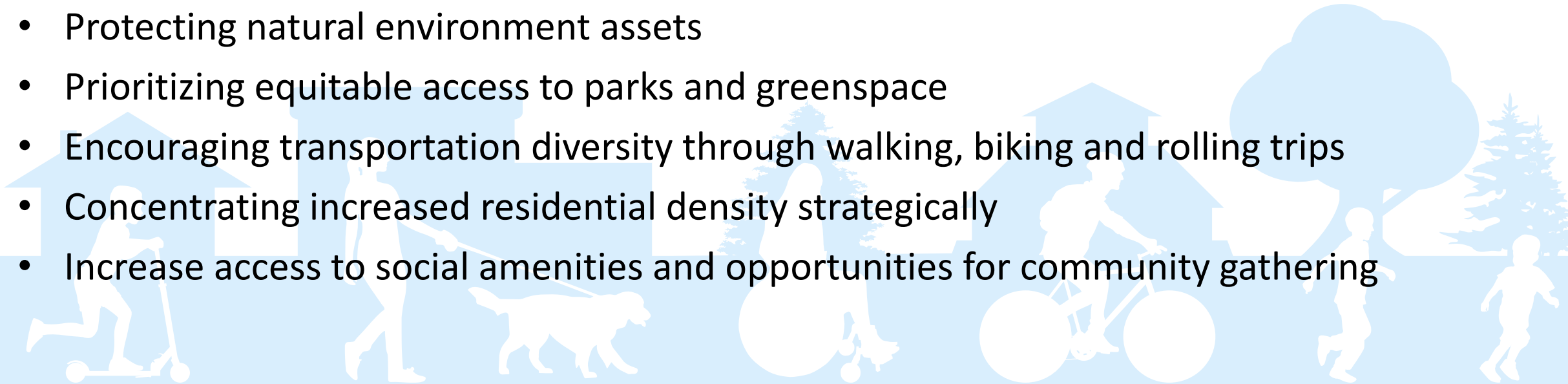
# Kingsgate Neighborhood Plan Update

# Kingsgate Neighborhood Plan Update: Study Issues and Themes



Draft Neighborhood Plan provides policy framework for:

- Revitalizing the Kingsgate Neighborhood Center
- Multimodal transportation infrastructure enhancements
- Protecting natural environment assets
- Prioritizing equitable access to parks and greenspace
- Encouraging transportation diversity through walking, biking and rolling trips
- Concentrating increased residential density strategically
- Increase access to social amenities and opportunities for community gathering





# General Neighborhood Plan Amendments

# Written Testimony Themes: General Plan Amendments



Public comments received after the packet publication\* encompass topics such as:

- **Opposition to growth along frequent transit corridors**

- *“Adding density in an area that has limited roads, narrow roads, and is far from a freeway doesn’t make sense”*
- *“It is inappropriate to allow this kind of density in quiet, low-rise residential neighborhood”*
- *“Increasing the building height and density allowed in this neighborhood ... would cause irrevocable harm to what makes this neighborhood unique”*

- **Concern for adequate infrastructure to sustain growth**

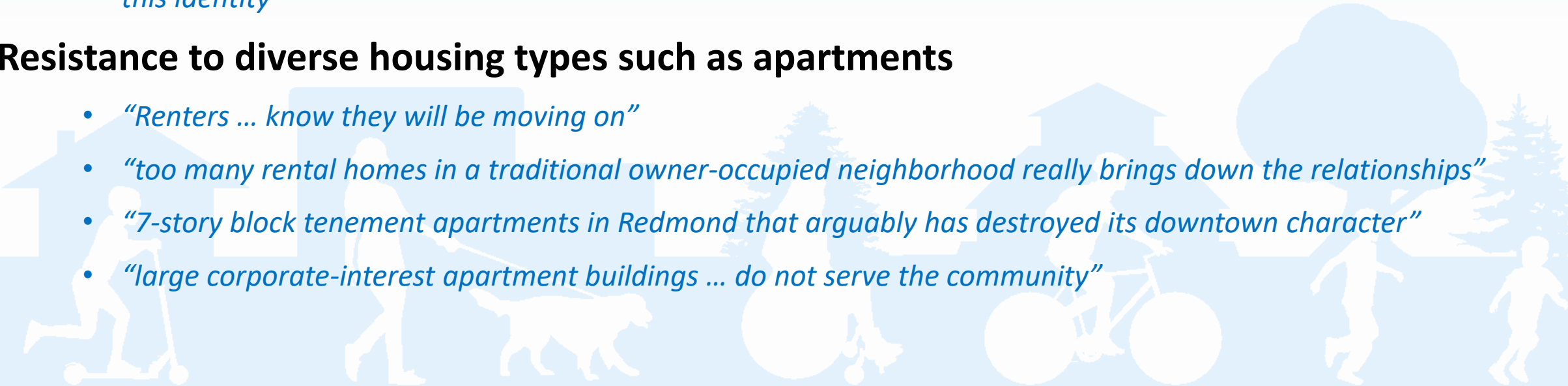
- *“It would be irresponsible to implement any density changes without making improvements to our infrastructure first”*
- *“Increasing density without expanding infrastructure will significantly worsen traffic flow”*
- *“Reconsider proposed density increases in neighborhoods that already have infrastructure and traffic safety challenges”*

\* = comments received prior are posted on K2044 webpage ([kirklandwa.gov/K2044](http://kirklandwa.gov/K2044)) and linked in staff memo

# Written Testimony Themes (cont.): General Plan Amendments



- **Requests to preserve unique characteristics and values of each Neighborhood in their respective plan chapter**
  - *“I ask the planning commission to Just Say No to this removal of character and identity”*
  - *“Kirkland prides itself on its unique character as a beachy, family-friendly town. Increasing density risks eroding this identity”*
- **Resistance to diverse housing types such as apartments**
  - *“Renters ... know they will be moving on”*
  - *“too many rental homes in a traditional owner-occupied neighborhood really brings down the relationships”*
  - *“7-story block tenement apartments in Redmond that arguably has destroyed its downtown character”*
  - *“large corporate-interest apartment buildings ... do not serve the community”*



# Written Testimony Themes: Miscellaneous Points and Concerns



- **Is the population of Kirkland is declining?**
  - According to the Washington State Office of Financial Management, our population increased from 92,175 in 2020 to 96,710 in 2024 (almost a 5% growth rate).
- **CARs like Parmac should be denied because we're already set up to meet our housing/job targets.**
  - Best practice is to have surplus capacity to develop housing.
- **There's no "relevant" material available online about the Parmac.**
  - Current CARs in review have information posted on the city's webpage for [Community-Initiated Amendment Requests](#)
- **Our use of "fostering" growth rather than "accommodating" it.**
  - Working toward City Council goal of attainable housing; i.e., providing access to housing and encouraging the construction and preservation of housing stock that meet a diverse range of incomes and needs.



# Updates since May 23 Public Hearing



- Various suggested text amendments to draft plans and policies from the public

- Community conversations with Kirkland Alliance of Neighborhoods (KAN) representatives from:

- Houghton Neighborhood Association
- Market Neighborhood Association
- Highlands Neighborhood Association
- Everest Neighborhood Association
- Bridle Trails/South Rose Hill Neighborhood Association
- North Rose Hill Neighborhood Association
- Moss Bay Neighborhood Association
- Norkirk Neighborhood Association

## Revised Draft Plans

- Moss Bay Neighborhood Plan
- Market Neighborhood Plan
- Market Street Corridor Plan
- Central Houghton Neighborhood Plan
- Highlands Neighborhood Plan
- Rose Hill Neighborhood Plan
- Totem Lake Business District Plan

# Amendment Overview

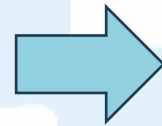
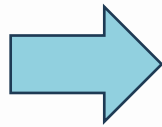
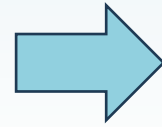


## TYPE OF AMENDMENT

**EQUITY**

**CONSISTENCY**

**EFFICIENCY**



## WHY?

To ensure Kirkland is a welcoming city for all

To better align with citywide goals and objectives

To simplify future updates

To highlight Kirkland history

To increase accessibility and functionality of Plans

# Amendment Examples – Equity



Existing Term or Concept	Suggested Revision
“Single family, multi-family”	Single detached homes, single dwellings, multiunit, apartments, condos, duplex units
“Community character, neighborhood character, neighborhood identity”	Better define what makes each neighborhood unique because the term “character” vague and subjective. Describe urban design, physical features, community design, etc.
“protecting” and “maintaining” low-density residential	Switch focus to encouraging housing variety and affordability; acknowledge home-based businesses and desire for more small-scale commercial throughout neighborhoods
<i>Concept: compatible land uses</i>	Switch emphasis to land uses that function efficiently together and are supportive of one another

# “Neighborhood Character” Changes



*Goal FH-1: Protect and enhance Finn Hill Neighborhood’s natural environment.*

Protect and enhance the natural environment by retaining **native topography**, **tree canopy**, and **stream and wildlife corridors**, which are key to stabilizing **steep slopes**, controlling storm water, and preserving the ecosystem of the neighborhood character.

*Goal TL-28: Ensure that public and private development contribute to a **lively and inviting** ~~character in the~~ Business District Core.*

*Policy L-13.2: Preserve natural landforms, vegetation and scenic areas such as the Houghton and Yarrow Bay Slopes and Yarrow Bay Wetlands.*

Lakeview’s **natural landforms**, such as **steep slopes** and **ravines**, contain **significant woodlands**, **streams**, **open space and wildlife** that help ~~define neighborhood character~~ create a sense of place and identity. These natural landforms should be preserved, restored and incorporated into the design of new development.

# Amendment Examples – Consistency



Existing Term or Concept	Suggested Revision
“East Rail Corridor”	Update to reflect corridor name change to “Eastrail”
“Transportation Master Plan, Sustainability Master Plan”	Update to reflect current plan names
“low, medium, high density”	Switch in terminology to lower, moderate and higher residential intensity
	Generalize the way we describe uses; use “residential” instead of high-medium-low
<i>Concept:</i> Regional Growth Center designation application	Update to reflect status of application

# Amendment Examples – Efficiency



## ~~Policy MS 14:-~~

~~Administer development standards and design guidelines that address transitions between primarily residential areas and the commercial and multifamily residential uses along Market Street.~~

~~The building mass and/or height of higher density structures should complement rather than dominate or overwhelm adjoining lower intensity uses. Landscape buffers, vertical or horizontal building modulation such as upper story step-backs or architectural treatments should be used to soften and separate uses by creating a transition zone. Some of the existing buildings may also need enhanced landscaping in order to prevent commercial structures from having a negative impact on adjoining residential uses.~~

## Design Guidelines

For Pedestrian-Oriented Business Districts



Purpose of the Design Guidelines for the Market Street Corridor, including the Market Street Historic District

# Amendment Examples – Efficiency



~~*Policy L 3.2: Along the Houghton and Yarrow Slopes, establish development standards to protect property from landslides, seismic events and surface water runoff while allowing redevelopment compatible with existing development.*~~

~~*Policy L 3.3: Along the north portion of the Houghton Slope between NE 58th Street and NE 64th Street retain the existing single family residential development at three to five dwelling units per acre.*~~

## KIRKLAND ZONING CODE

### Chapter 85 – CRITICAL AREAS: GEOLOGICALLY HAZARDOUS AREAS

#### Sections:

- [85.05](#) User Guide
- [85.07](#) Purpose Statement
- [85.10](#) Applicability
- [85.12](#) Critical Area Maps
- [85.14](#) Erosion Hazard Areas
- [85.15](#) Required Information
- [85.20](#) Required Review
- [85.22](#) Peer Review
- [85.25](#) Performance Standards
- [85.30](#) Appeals
- [85.35](#) Bonds
- [85.40](#) Dedication
- [85.45](#) Liability
- [85.50](#) Notice of Geologic Hazard



# Amendment Examples – Efficiency



*~~Policy FH-17.2: Provide potable water, sanitary sewer and surface water management facilities to new and existing development in accordance with the Northshore Utility District Water and Sanitary Sewer Comprehensive Plans, the Kirkland Surface Water Master Plan, Kirkland Municipal Code, and adopted Kirkland Surface Water Design Manual requirements.~~*

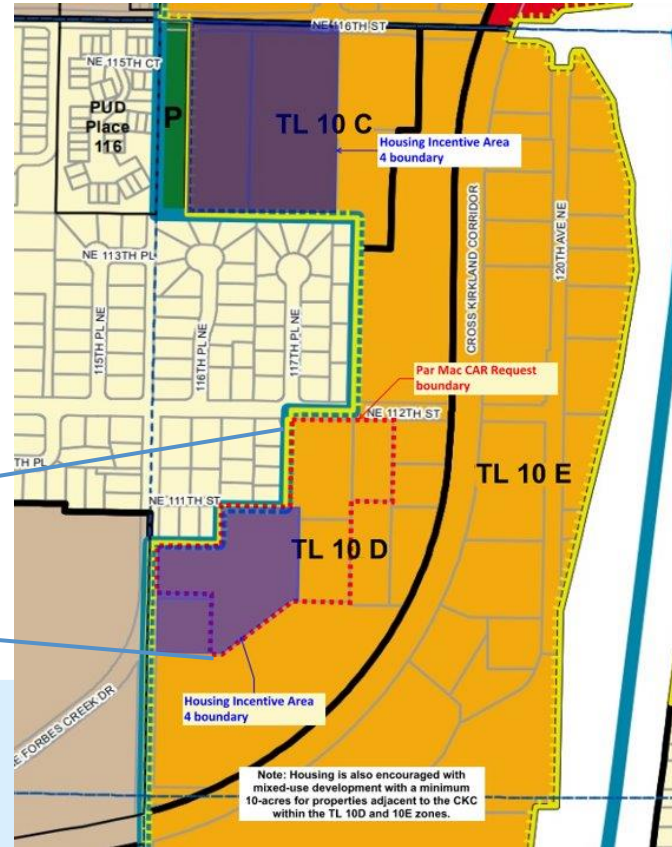
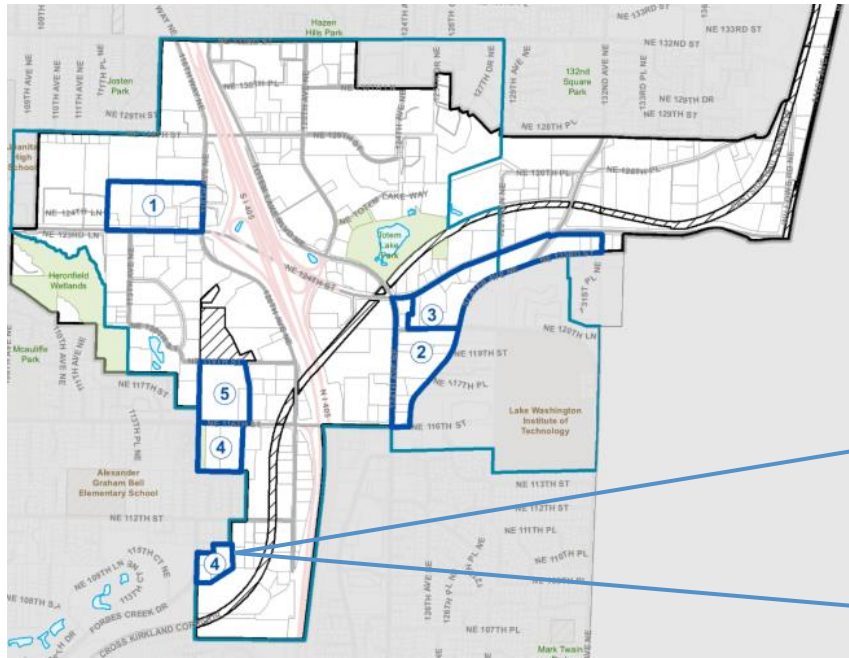


## XI. Utilities



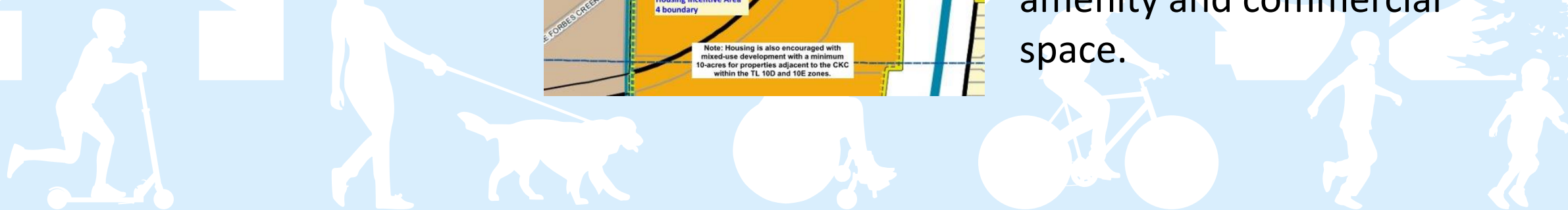


# Par Mac Request



## Request

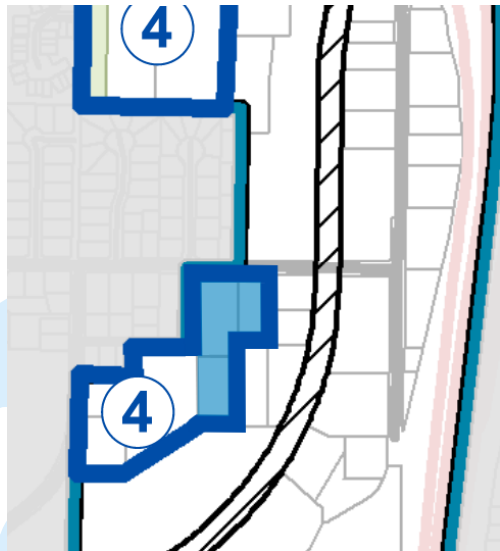
Amend comprehensive plan and zoning code to construct six mixed-use buildings and associated infrastructure to accommodate approximately 1,200 residential units and 30,000 SF of residential amenity and commercial space.



# Par Mac Request

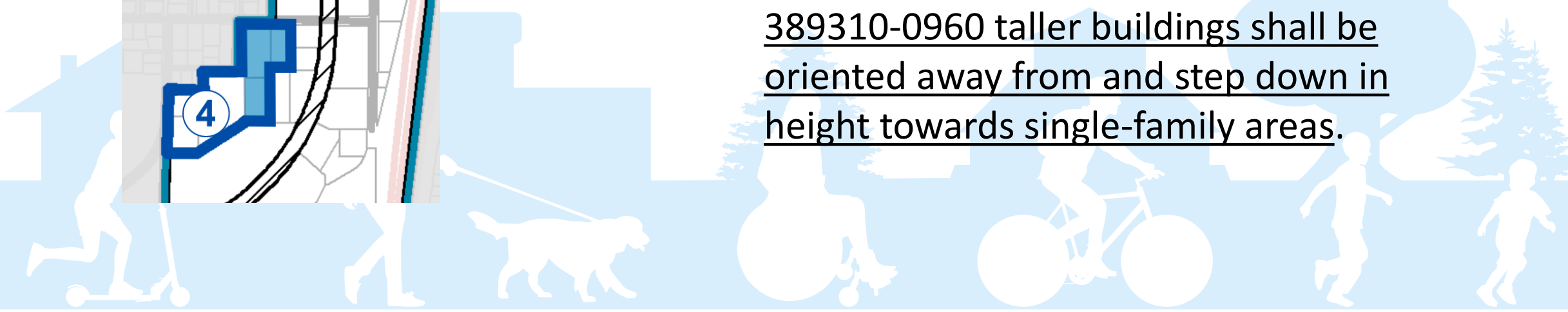


**Figure TL-9 Amendment**























## **Policy TL-19.3 Amendment**

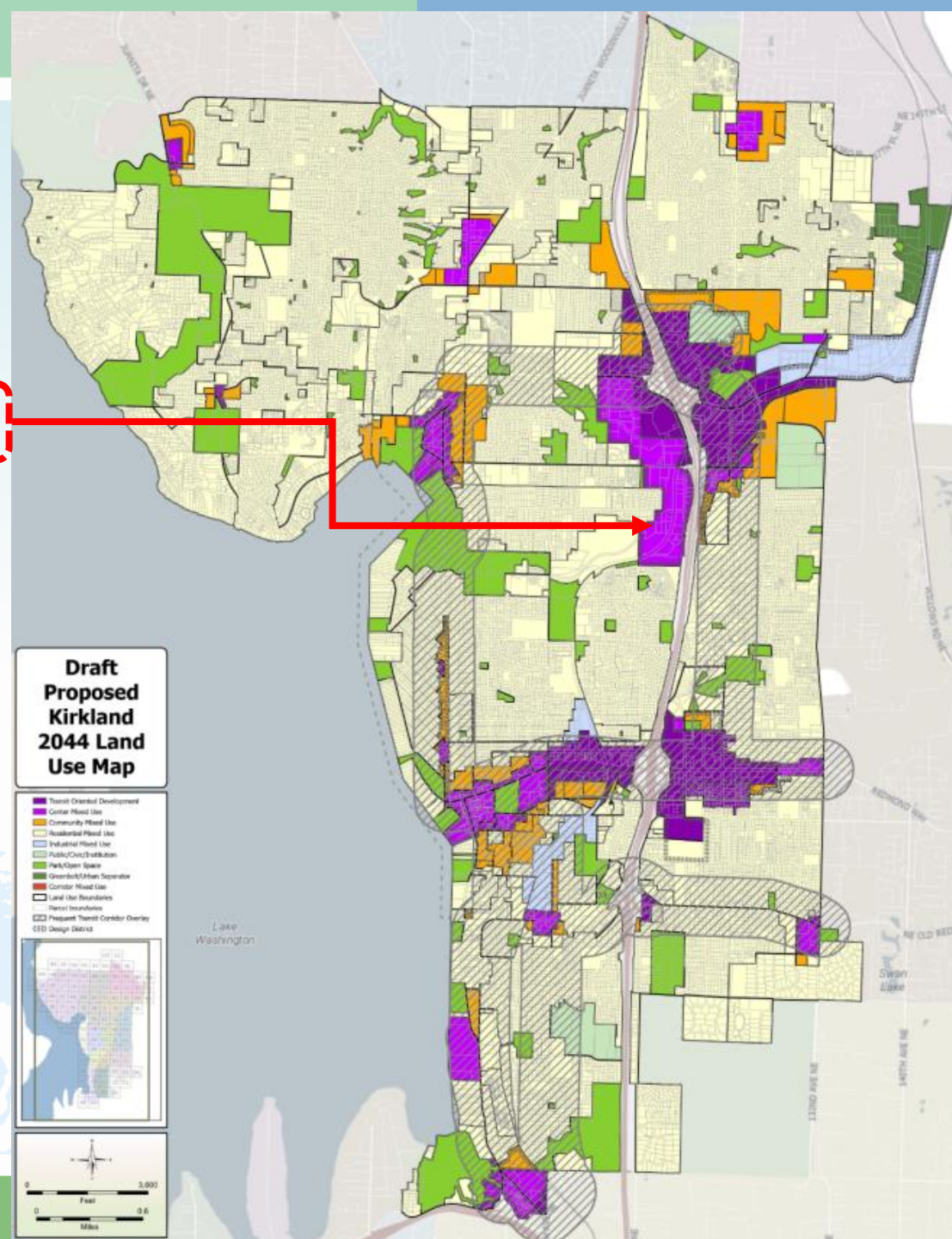
...For a mixed-use residential project on the combined parcels, 389310-0828, 389310-0829, 389310-0830 and 389310-0960 taller buildings shall be oriented away from and step down in height towards single-family areas.



# Proposed Land Use Map

## K2044: Draft Land Use Map Amendments

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



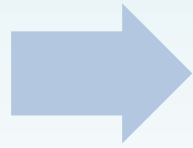
# Land Use Changes: Decision Timeline



## 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





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Questions?



# Planning Commission Deliberation

# Deliberation: Neighborhood Plan Updates

1. Does the Planning Commission recommend approval of the Kingsgate Neighborhood Plan as presented by staff?
2. 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





# Thank You

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# Draft Kingsgate Policies



*New. **Policy K-8:** Establish design standards for the Kingsgate Neighborhood Center, including requirements that prioritize urban nature, gathering locations, accessibility, lighting and safety.*

*New. **Policy K-9:** Ensure newly established design guidelines highlight the demand for cultural amenities, social spaces, and other features that make the Neighborhood Center a welcoming and inclusive destination.*



# Draft Kingsgate Policies



*New. **Policy K-23:** Support transit use by enhancing accessibility to major transit corridors in and near the neighborhood and providing additional improvements to waiting areas.*

