



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

Date: August 24, 2011

To: Planning Commission and Houghton Community Council

From: Joan Lieberman-Brill, AICP, Senior Planner
Paul Stewart, AICP, Deputy Director

Subject: 2011 Comprehensive Plan Amendments (ZON11-00001)

RECOMMENDATION

Review and provide direction on the attached work program and proposed 2011 city initiated amendments to the Kirkland Comprehensive Plan and Zoning Map.

BACKGROUND

City Initiated Amendment Process and Highlights

Each year the City identifies potential city-initiated Comprehensive Plan amendments and brings them forward for review and consideration by the Planning Commission, Houghton Community Council and City Council. The amendments are reviewed and decided upon through a legislative process using Process IV and may involve code and map changes.

This year's annual update is intended to incorporate the 2011- 2016 Capital Improvement Program (CIP) into the Capital Facilities Plan (CFP), as well as revisions and additions that are generally considered minor or housekeeping related amendments. It is anticipated that there will be no major new city initiatives or state legislation necessitating changes during this cycle.

One minor housekeeping amendment of particular interest consists of changes to the Land Use Map and to the Zoning Map that are related to the Kingsgate, North Juanita, and Finn Hill annexation. Staff has sorted out the transfer of publicly owned greenbelt parcels from King County to Kirkland and is recommending the amendments for these properties so that the Comprehensive Plan designation and zoning classification match up to the existing land use and public ownership status. The amendment will change the land use designation to Park Open Space and change the zoning to Public Use (P) zoning.

The Houghton Community Council considered the proposed amendments and work program at its August 22, 2011 study session. They had no comments on the three proposed amendments within their disapproval jurisdiction. The following section describes the various proposed amendments. Only three of the proposed amendments are within the Houghton Community Council's disapproval jurisdiction and those are identified with an asterisk (*). Attachment 1 to this memorandum is the draft work program schedule.

Proposed Amendments

Many of these proposed amendments will be provided by staff from various departments within the City, based upon their expertise on the subjects being addressed. The City department responsible for providing the updated information is noted in parentheses after each description.

1. Incorporation of the 2011-2016 CIP into the CFP and Transportation Element *
2010 was a minor CIP update year. The City adopted a new 6-year CIP plan in September 2010 for the period of 2011-2016 at the same time that the 2011-2012 budget was adopted. Major changes to the funding and timing of projects are usually done on a biennial basis. However, with annexation occurring on June 1, 2011 projected revenues and capital needs are still being evaluated. Therefore, there may be only minor adjustments to funding and timing of the CIP and the 2022 Transportation Project List, which subsequently are required to be reflected in the 2011 cycle of Comprehensive Plan Amendments (CPA's).

Every year the Transportation and Capital Facilities Elements are amended to be consistent with any changes to the CIP. Any changes to the following Capital Facilities Plan and Transportation Element tables will reflect the 2011-2016 CIP, as needed. A list of modifications to the 2022 Transportation Project List between 2010 and 2011 will be available prior to the public hearing scheduled for November. Too, all tables will be provided prior to the hearing. (Public Works and Finance)

Table CF-8 Capital Facilities Plan: Transportation Projects

Table CF-9 2022 Transportation Project List

Table CR-10A Capital Facilities Plan: Utility Projects

Table CR-10B Capital Facilities Plan: Surface Water Utility Projects

Table CR-11 Capital Facilities Plan: Parks Projects

Table CR-12 Capital Facilities Plan: Fire and Building Projects

Table T-2 Maximum Allowed Subarea Average V/C Ratio for System Intersections and Individual Intersection LOS

Table T-5 Project Descriptions for the 2022 Transportation Project List

Figure T-6 Transportation Project List (Map)

2. Functional Element Map Amendments *
Each year the functional element maps in the Comprehensive Plan are updated to reflect changes tracked by the City's GIS Department. The following is a list of functional maps that may be updated to reflect modifications, if any, since the 2010

update of the Plan. All maps will be available prior to the public hearing. (Planning and GIS)

Transportation

Figure T-1 Street Classification and State Routes

Figure T-2 Bicycle System – Existing and Proposed

Figure T-3 Pedestrian Corridor System – Existing and Proposed

Figure T-4 Transit Service

Figure T-7 Signalized Intersections

Utilities

Figure U-1 Water System

Figure U-2 Sanitary Sewer System

Figure U-2 Surface Water Management System

Figure U-2 Northshore Water System

Figure U-2 Northshore Sewer System

Figure U-2 Existing and Planned /Desired Fiber Optic Network

Parks, Recreation and Open Space

Figure PR-1 Kirkland Parks

Public Services

PS-1 Fire Response Times within 5.5 minutes

PS-2 Emergency Medical Services Response Times within 5 minutes

3. Land Use Map Changes and Rezones

a. Proposed Rezone of Open Space Property

The City is initiating a rezone of the 2.5 acre open space property near Forbes Lake. It was purchased in 2010 from the Beach Family Trust as part of the City's Park and Open Space Acquisition project. The purchase is consistent with the Comprehensive Park, Recreation and Open Space Plan to provide unique natural resources and protection of critical urban wildlife habitat for its citizens. Wetlands cover much of this parcel, located close to Forbes Lake Park.

The correct land use designation and zoning classification for open space in Kirkland is Park Open Space and Public Use Zone (P), respectively. The proposed rezone from PLA 17A (office zone) to P is necessary to bring the zoning of this park/open space into consistency with its land use. Various North Rose Hill Neighborhood base maps may need revisions as a result of this rezone (e.g. land use map, park open space map, sensitive area map, and seismic and land slide hazard map). Attachment 2 is a vicinity map identifying the location of the proposed rezone. (Planning)

b. Proposed Rezone Reversal of former approved Lot Line Adjustment

In 2007 the City approved a lot line adjustment to implement a possible land exchange of equal area between City-owned Mark Twain Park and a private property located at 10522-130th Avenue NE at their common boundary. This land exchange would be beneficial to the City because it would provide a more useable park area along the south property line of the park. The land owner to the south of the park planned to subdivide the single family property once the lot line adjustment was recorded. The City had made the changes to the land use designation and zoning. For the land exchange to be finalized, a lot line adjustment and rezone had to occur.

The area of exchange was rezoned to reflect this land swap; the private property conveyed was zoned low density residential (RSX 7.2) and the park property conveyed was zoned Park/Public Use (P). Four years have passed, and no action has been taken to fulfill the requirement of recording of the lot line adjustment, and no development action has been pursued to initiate the subdivision. The City is now proposing to reverse the rezone and land use designation, since the transfer did not occur. The applicant has been notified that if he records the lot line alteration prior to Council action in December 2011, the City could withdraw the rezone from the roster of amendments.

Various North Rose Hill Neighborhood base maps may need revising as a result of this rezone (e.g. land use map, park open space map, sensitive area map, and seismic and land slide hazard map). Attachment 3 is a vicinity map showing the location of the proposed zoning reversal. (Planning and Parks)

c. Proposed Rezone Correction in Finn Hill

When the annexation maps were prepared for the JFK annexation, an error occurred with the zoning of a portion of the Inglenook Court Apartments property (14206 73rd Ave NE) adjoining the north boundary of the Finn Hill Commercial district. The proposed rezone would correct the error and change the zoning to RMA 1.8 to match the rest of the complex and the adopted land use designation of multi family 19-24 dwelling units per acre. Several functional maps will be revised to reflect these rezones; the city wide Land Use Map as well as the Kirkland Parks Map. Attachment 4 is a vicinity map showing the location of the proposed rezone. (Planning)

d. Proposed Rezone of Finn Hill Cascade Land Conservancy Property

The Cascade Land Conservancy, owner of the 6.6 acre Denny Creek MacDonald Memorial Preserve, has applied for open space taxation pursuant to RCW 84.34. The proposed rezone would change the parcels land use designation and zoning from Low Density Residential (RSA 4) to Park/Open Space (P) in anticipation of its approval as a Public Benefit property and in recognition of its land use. The subject property is located between Big Finn Hill Park and O.O. Denny Park. It was donated to the Conservancy in 1998. The open space tax status is being pursued in order to have the land valued at its current use rather than at its

highest and best use thus reducing the property taxes. In return the land will remain open space to protect habitat and provide trails for the public. The land is densely wooded, and Denny Creek flows just outside the western boundary. The Conservancy has been notified of this proposed rezone.

Several functional maps will be revised to reflect these rezones (e.g. the city wide Land Use Map). A vicinity map of this proposed rezone is included as Attachment 5. (Planning)

e. Proposed Rezone of Public Greenbelts in the Juanita/Finn Hill/Kingsgate (JFK) Annexation Area

The Parks Department has identified 11 public greenbelts in the newly annexed JFK area that are being transferred to the City of Kirkland from King County. The City has historically zoned these publicly owned greenbelts as Public Use Zones (P). Currently they are zoned the same as the adjoining property, therefore rezones are proposed for these sites. The Parks Department will maintain these park/open space areas. Several functional maps will be revised to reflect these rezones; the city wide Land Use Map as well as the Kirkland Parks Map. A vicinity map showing their locations is included as Attachment 6. (Planning and Parks)

f. Proposed Rezone of City Owned Property South of Watershed Park

This City owned property is presently zoned low density residential (RS 12.5). It includes the wooded area south of the western leg of Watershed Park (see Attachment 7). The Citywide Land Use Map, Central Houghton Neighborhood Map and the Parks Map will need to be revised to reflect this rezone. This property is also within the Houghton Community Council's disapproval jurisdiction. (Planning and Parks)

4. Housekeeping Amendments (Planning)

Several amendments to the Plan are considered housekeeping measures (e.g. designating the Kirkland Women's Club a City of Kirkland Landmark). This will reflect the recent decision by the King County Landmarks Commission (which includes a member from the City of Kirkland appointed by City Council). In addition to its being listed on the National and State Registers of Historic Places, it will also be listed as a Kirkland Landmark. The decision followed the process outlined in KMC Title 28 and no further City action is required. This change will be noted in Table CC-1 Designated Historic Buildings, Structures, Sites and Objects List A in the Community Character Element.

Another minor amendment is to go through the Plan to find remaining inconsistencies (if any) between it and the newly adopted Shoreline Master Program regulations and policies.*

Another housekeeping measure being considered is to change the term “Activity Area” for the downtown area. This is a designation from the Countywide Planning Policies for the second tier of compact mixed use centers that are not Urban Centers. It is being replaced by the term “Subregional Center” to correspond with the term used in Vision 2040.

5. Altom PAR (Planning)

The City Council has directed staff to study this proposed amendment to the Comprehensive Plan and Zoning Code for PLA 5C (see Attachment 8). The amendment would allow increased density on the two lots at 220 - 6th Street and 611- 4th Avenue; in the Moss Bay Neighborhood (an increased study area may be considered). Both lots are currently developed with office uses.

The 2 lots combined equal approximately .8 acres. The allowable density in PLA 5C is 24 units per acre. The sites to the east and south contain office buildings and are located in the PLA 5B zone. The site to the north contains a 4-story office building also located in PLA 5C. The Park Place Center is to the west in the CBD 5A zone.

Attachments

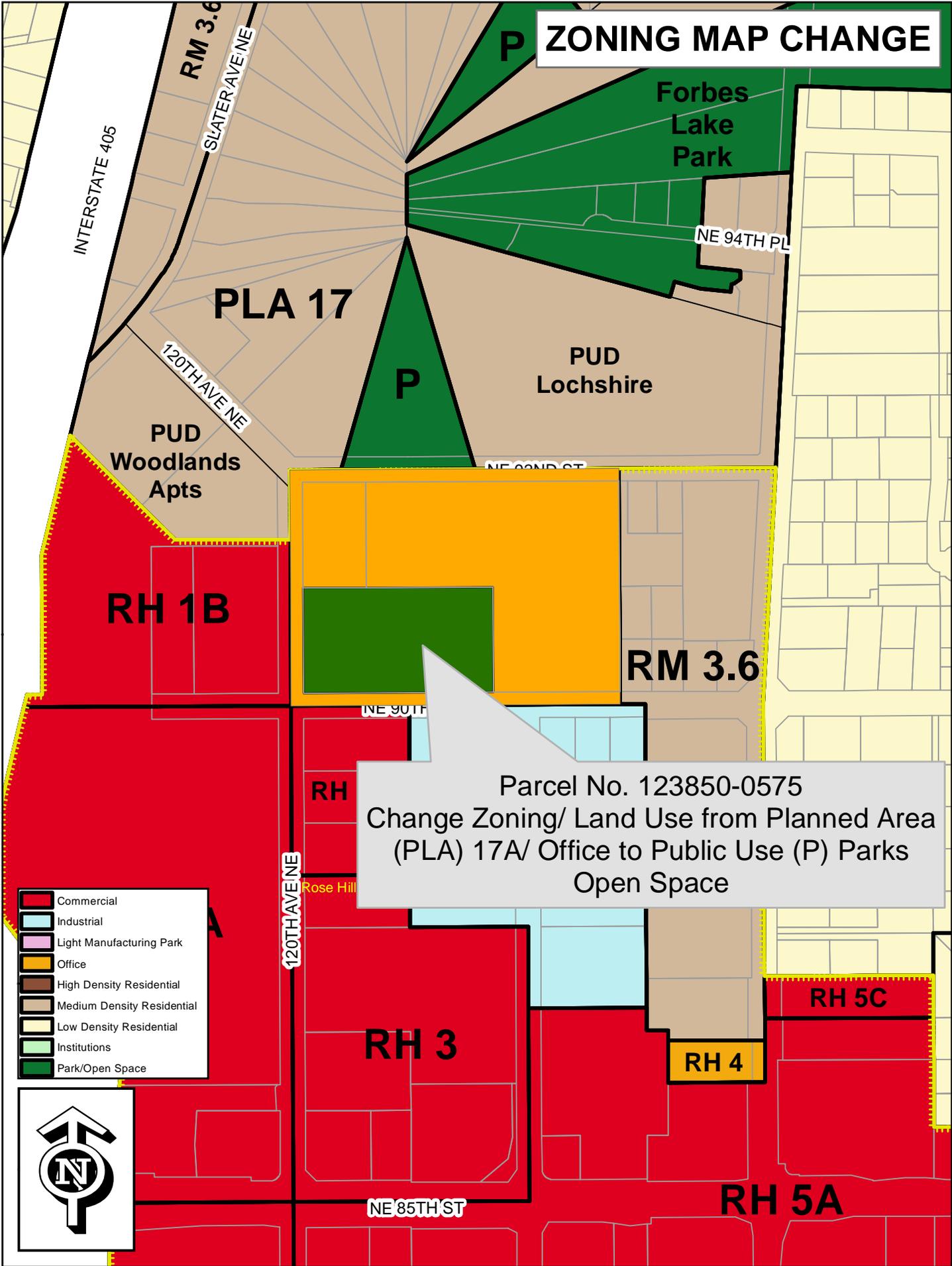
1. 2011 City Initiated CPA Work Program Schedule
2. Map of Beach Rezone
3. Map of Mark Twain Park Zoning Reversal
4. Map of Finn Hill Zoning Correction
5. Map of Cascade Land Conservancy Rezone
6. Map of the Public Greenbelt Rezones
7. Map of Property near Watershed Park
8. Map of Altom PAR

Cc: File ZON11-00001
Kirkland Neighborhood Associations
Kirkland Alliance of Neighborhoods
Kirkland Chamber of Commerce

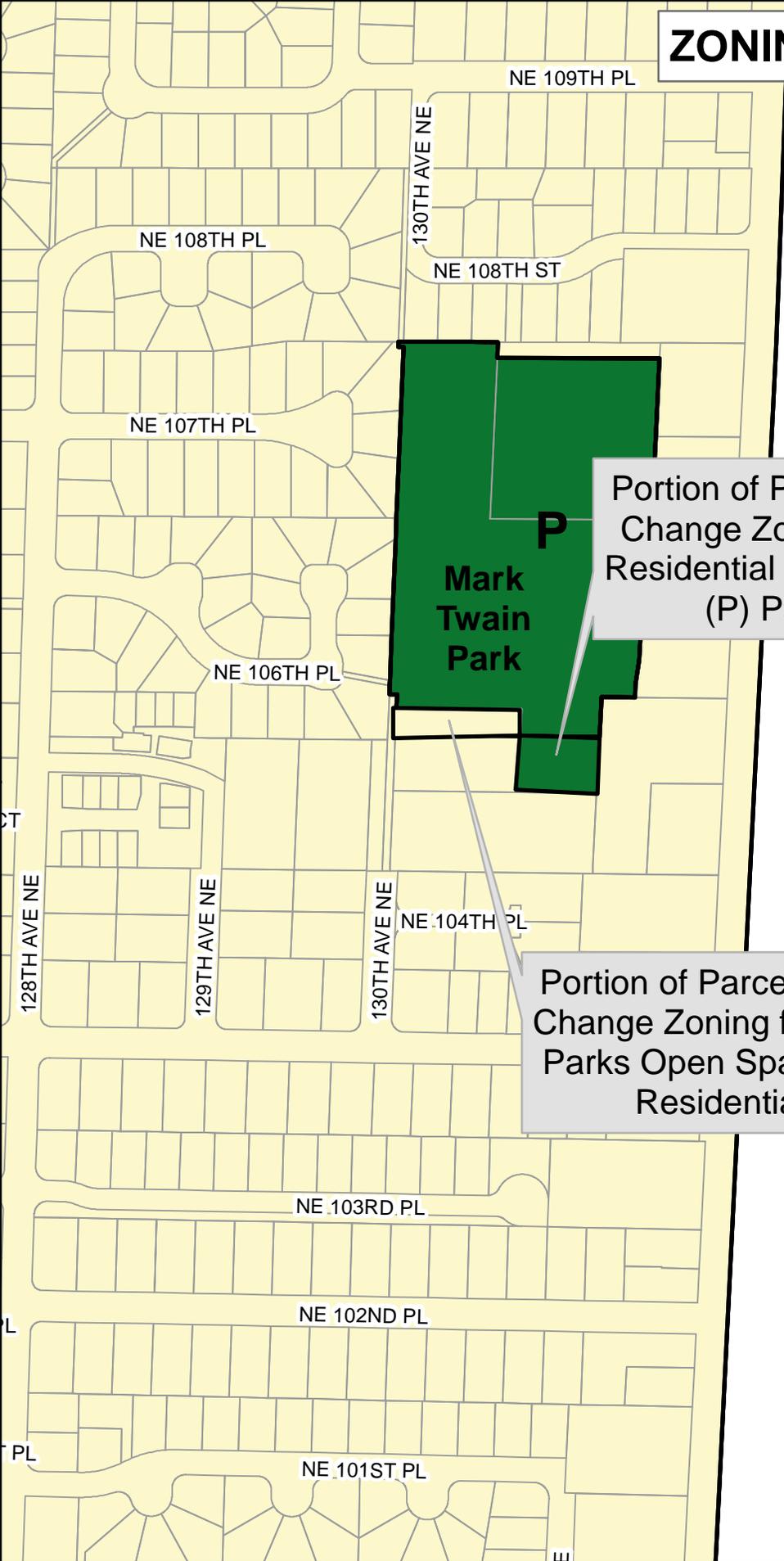
2011 Comprehensive Plan Work Program August 11, 2011

- Aug 22** **HCC study** list of potential CPA's
- Sept 8** **PC study** list of potential city initiated amendments
- Oct 13** **PC study** draft amendments
- Nov 10** **HCC/PC joint hearing** proposed CPA's and recommendation for all CPA's
- Dec 6** **CC meeting review and direction**(tentative action date)
- Dec 20** **CC meeting adoption** of ordinance (tentative action date)
- Jan 23, 2012** **HCC final action** on ordinance

CC- City Council
PC- Planning Commission
HCC- Houghton Community Council



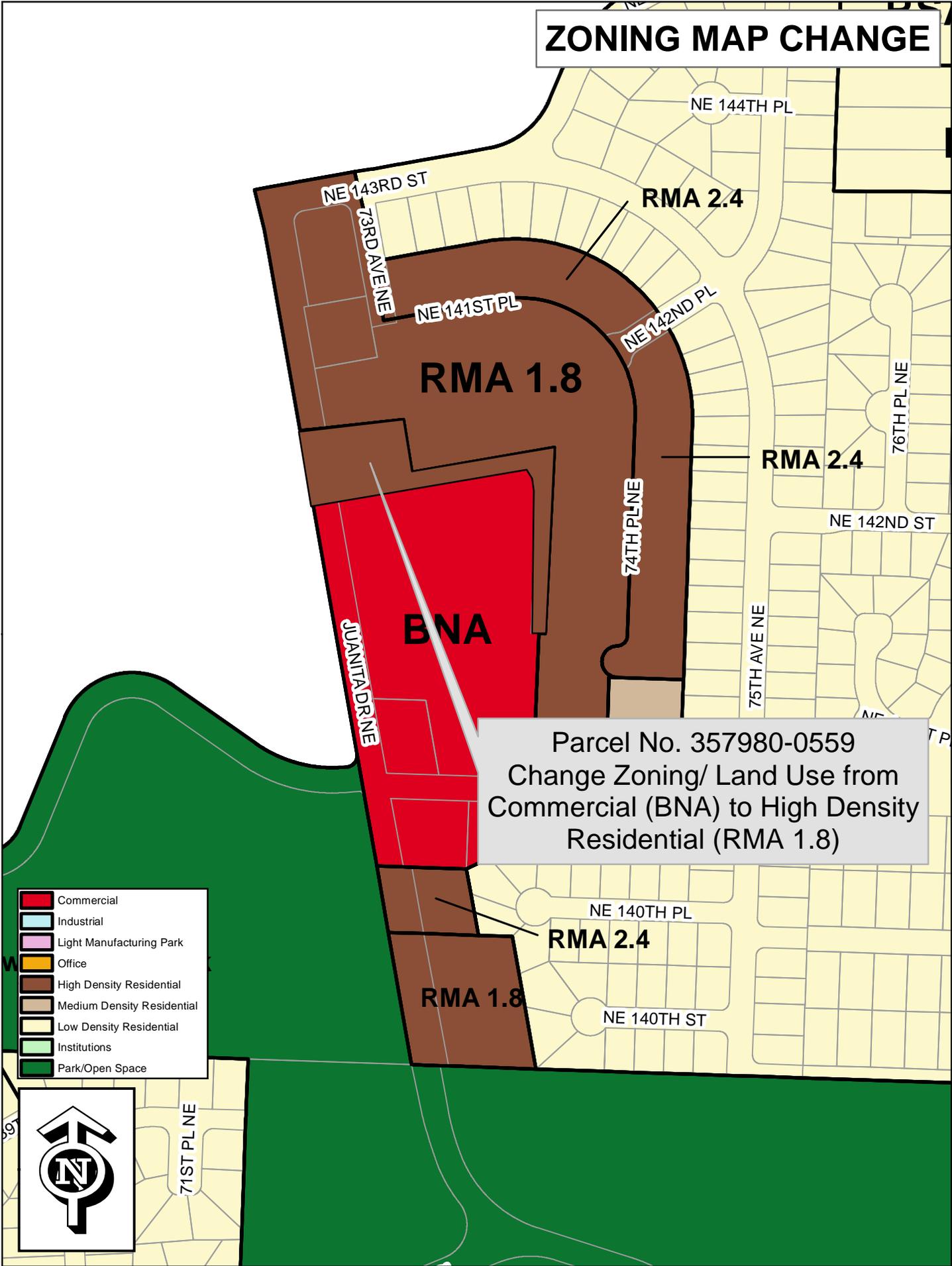
ZONING MAP CHANGE



Portion of Parcel No. 332605-9147
Change Zoning from Low Density Residential (RSX 7.2) to Public Use (P) Parks Open Space

Portion of Parcel No. 332605-9178
Change Zoning from Public Use (P) Parks Open Space to Low Density Residential (RSX 7.2)

ZONING MAP CHANGE



Parcel No. 357980-0559
 Change Zoning/ Land Use from
 Commercial (BNA) to High Density
 Residential (RMA 1.8)

- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space



71ST PL NE

ZONING MAP CHANGE

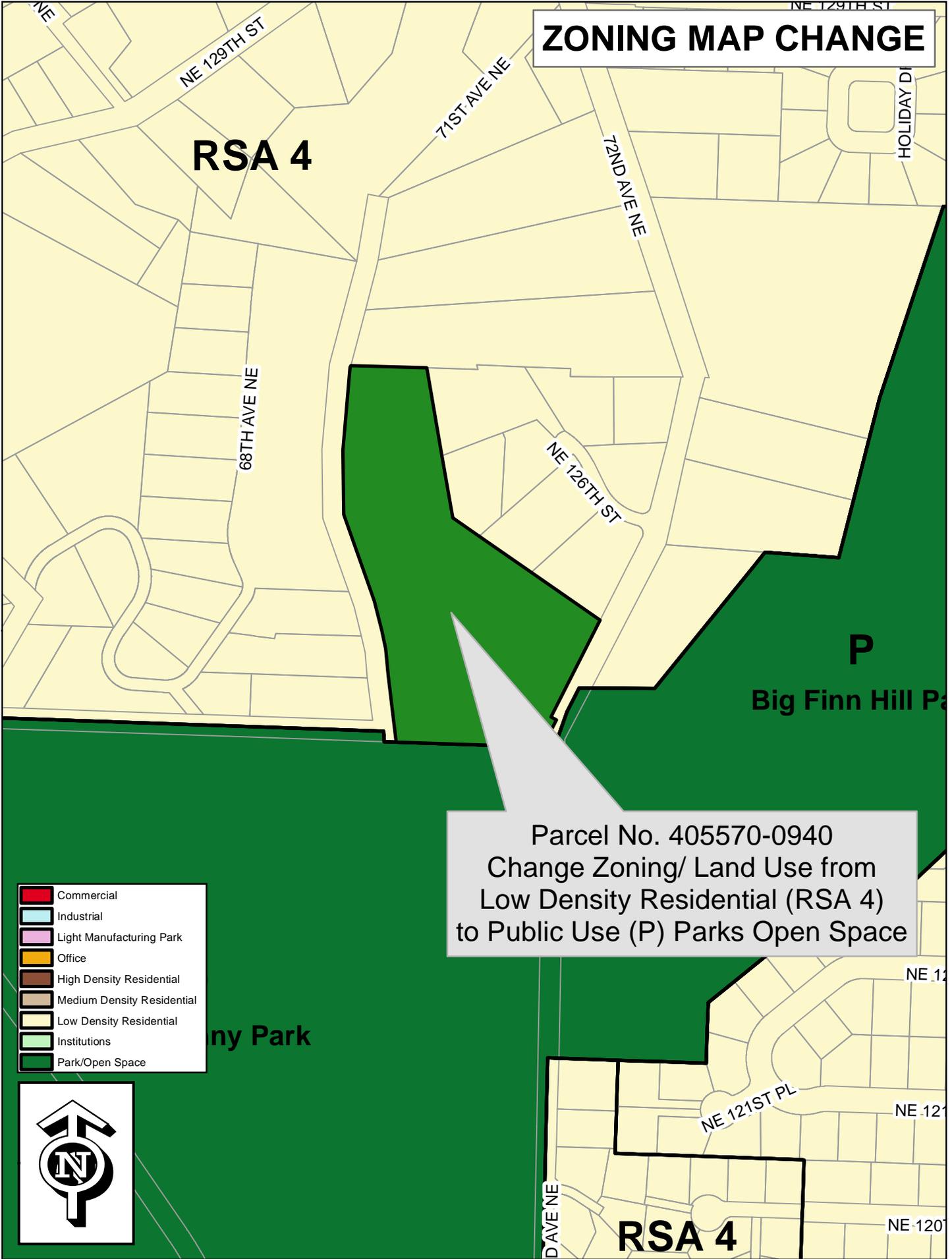
RSA 4

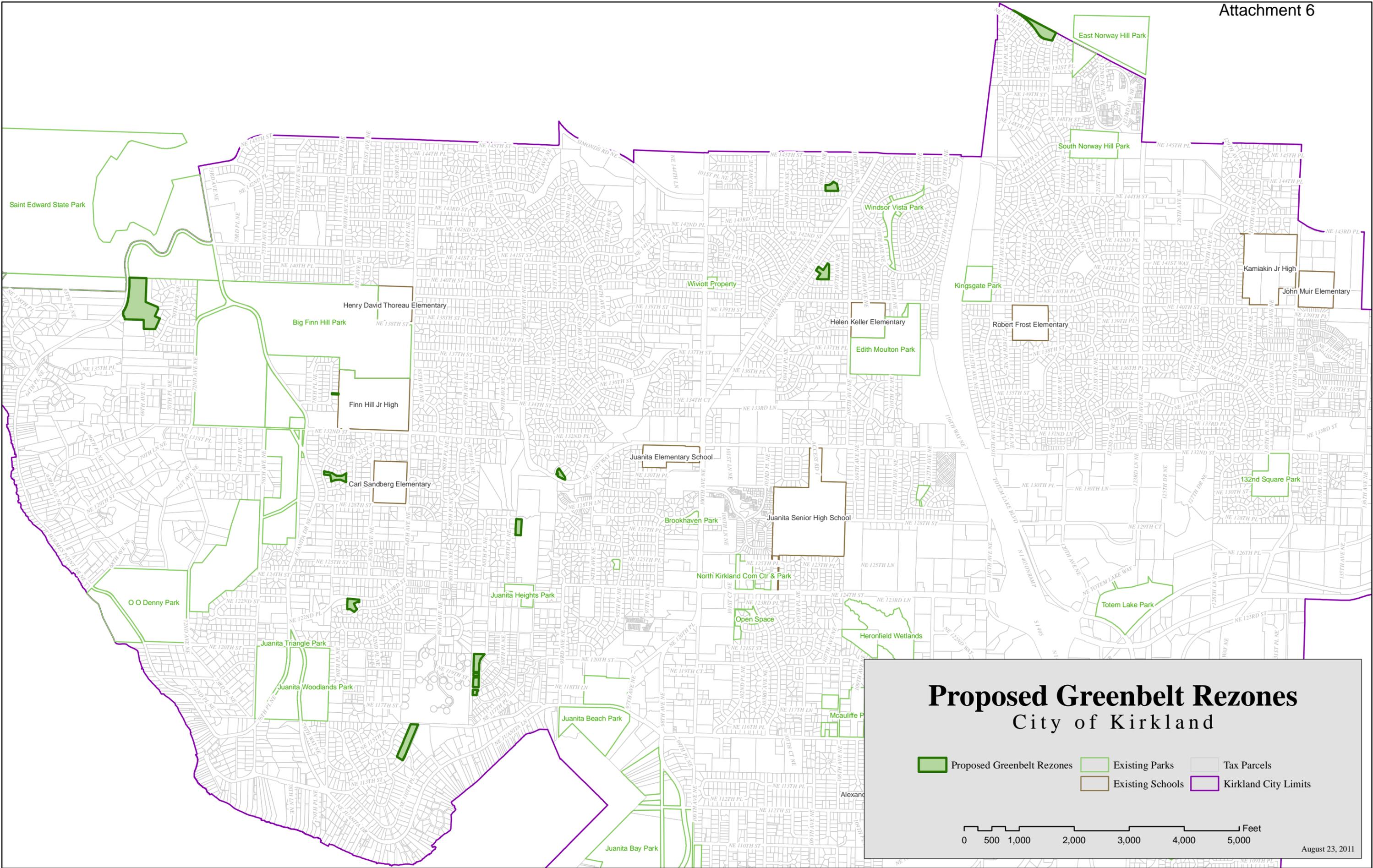
P

Big Finn Hill Pa

Parcel No. 405570-0940
Change Zoning/ Land Use from
Low Density Residential (RSA 4)
to Public Use (P) Parks Open Space

- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space





Saint Edward State Park

East Norway Hill Park

South Norway Hill Park

Windsor Vista Park

Wiviott Property

Kingsgate Park

Kamiakin Jr High

John Muir Elementary

Henry David Thoreau Elementary

Big Finn Hill Park

Helen Keller Elementary

Robert Frost Elementary

Edith Moulton Park

Finn Hill Jr High

Juanita Elementary School

Carl Sandberg Elementary

Juanita Senior High School

132nd Square Park

Brookhaven Park

North Kirkland Com Ctr & Park

O O Denny Park

Juanita Heights Park

Totem Lake Park

Juanita Triangle Park

Juanita Woodlands Park

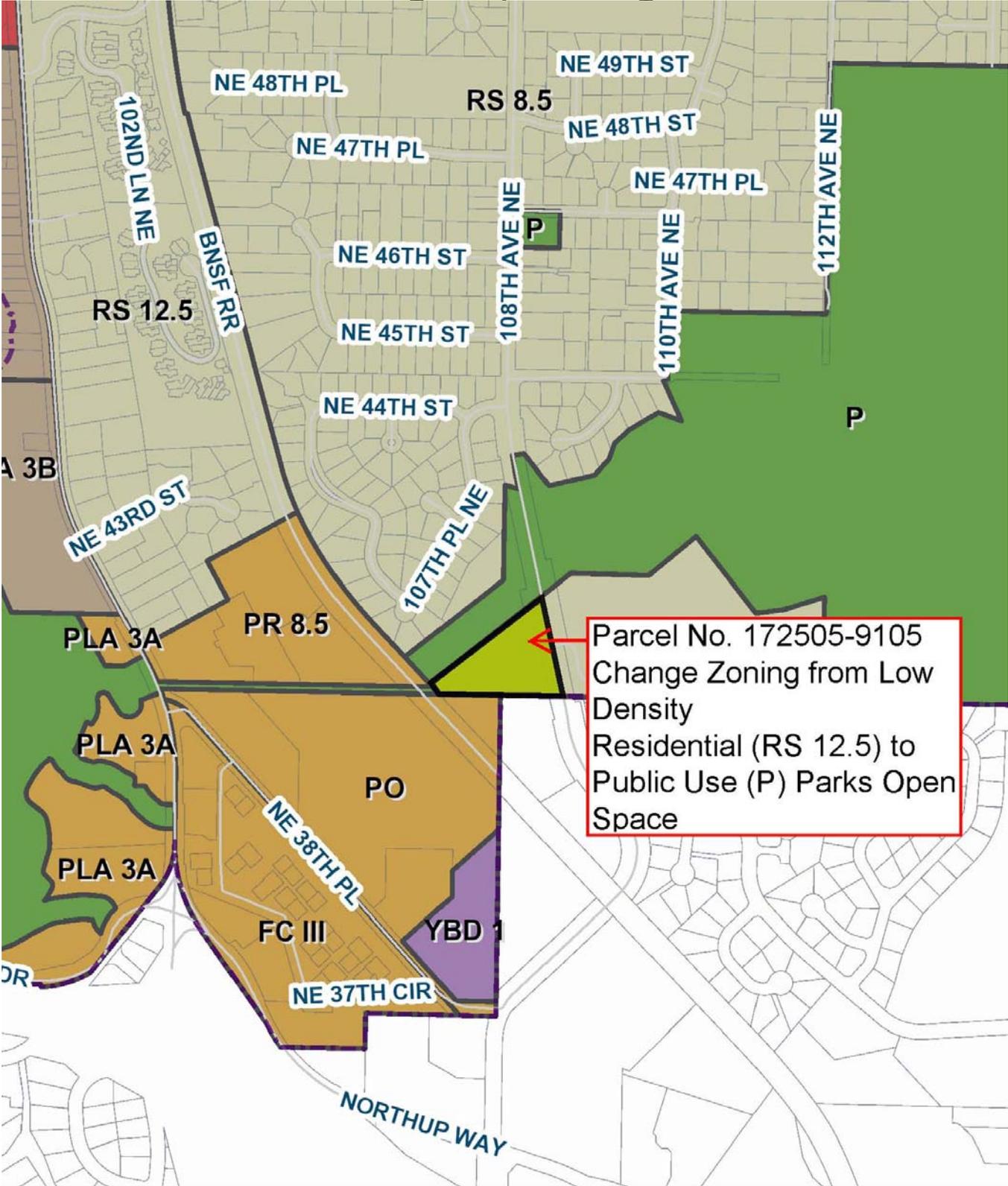
Juanita Beach Park

McAuliffe P

Juanita Bay Park

Alexand

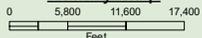
Zoning Map Change



AL TOM PRIVATE AMENDMENT REQUEST

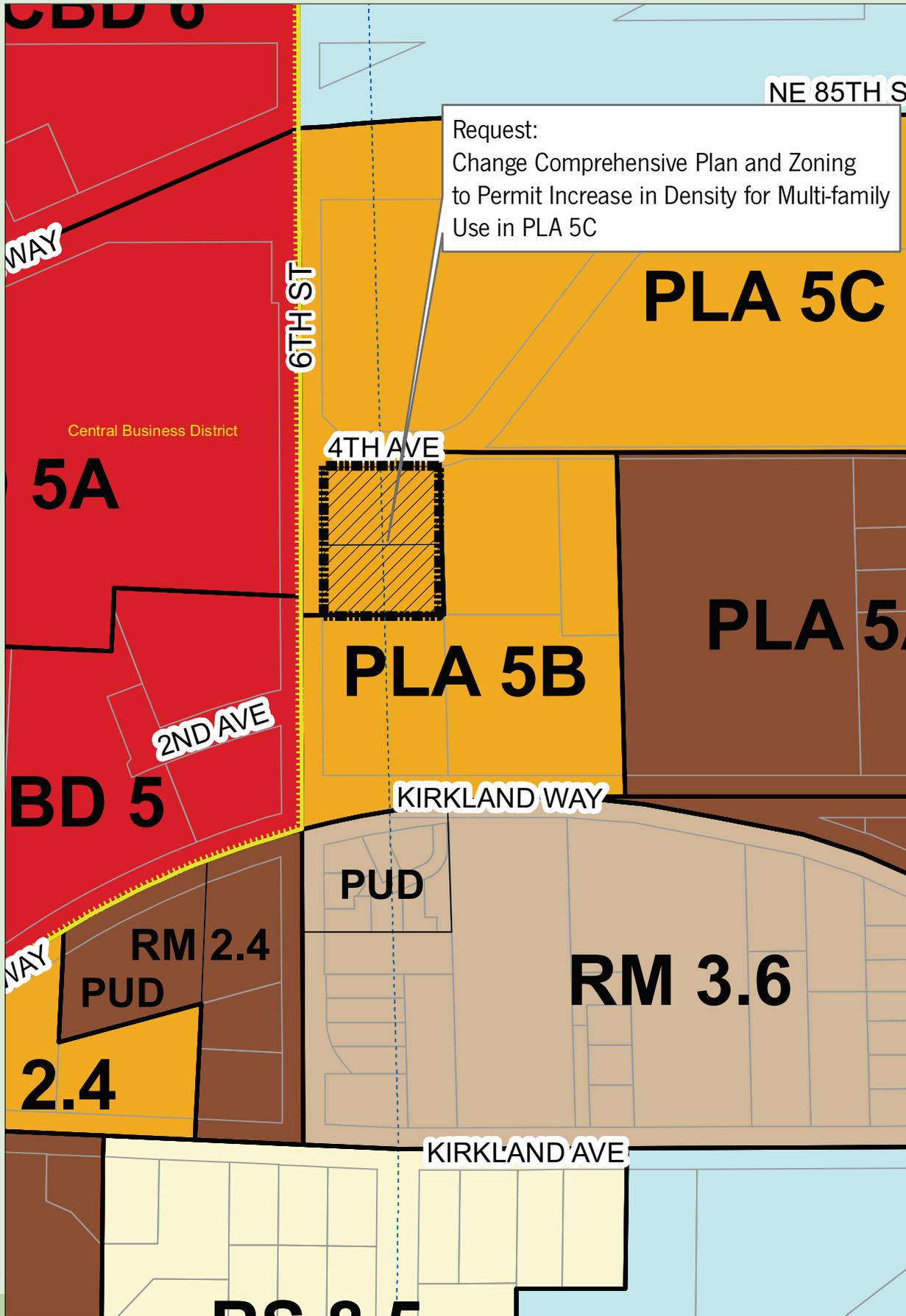


Vicinity Map

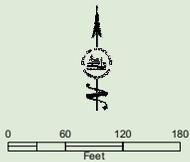


Map Legend

- Tax Parcel Boundaries
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space



Request:
 Change Comprehensive Plan and Zoning
 to Permit Increase in Density for Multi-family
 Use in PLA 5C



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