



CITY OF KIRKLAND
PLANNING AND BUILDING DEPARTMENT
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MEMORANDUM

DATE: January 4, 2016

To: Planning Commission
Park Board
Transportation Commission

FROM: Janice Coogan, Senior Planner
Paul Stewart, AICP, Deputy Director

SUBJECT: JOINT MEETING REGARDING FINN HILL NEIGHBORHOOD PLAN,
FILE CAM15-01754

RECOMMENDATION

Staff recommends that at a joint meeting, the Planning Commission, Park Board and Transportation Commission receive a briefing from the University of Washington Green Futures Lab team and staff on the status of the Finn Hill Neighborhood Plan.

INTRODUCTION

The meeting will be held in the Peter Kirk Room at City Hall. Dinner will be served at 5:30 pm. The joint meeting will begin at 6:00. Planning Commission Chair Eric Laliberte will chair the meeting.

The purpose of the joint meeting is to brief the three groups on the status of the Finn Hill Neighborhood Plan process, public outreach activities and comments received to date and for the Boards and Commissions to provide direction to the GFL team for the next steps in the process.

The agenda for the evening will begin with dinner and a short video presented by Marilynne Beard, Assistant City Manager recapping the K2035 2013-2015 community involvement achievements. Faculty and students from the U.W. Green Futures Lab will provide a presentation on the status of the Finn Hill Neighborhood Plan. Finn Hill Neighborhood Alliance President Scott Morris will say a few words. Following the presentation, staff will ask Board and Commission members to identify the top 1-2 issues that should be considered with the neighborhood plan process.

BACKGROUND

Currently, there is no neighborhood plan for Finn Hill in the Comprehensive Plan. The land use and zoning designations that are in place today are a carryover from King County zoning at time of annexation in 2011. In 2014-2015, public meetings were held in the Finn Hill Neighborhood to receive public input on the future of the Finn Hill neighborhood as part of the citywide K2035 Comprehensive Plan update. Public comments collected during those meetings have been folded into this current process.

In 2014-2015, the Parks, Recreation and Open Space Plan (PROS Plan), the Transportation Master Plan (TMP), Surface Water Master Plan and Juanita Drive Corridor Study were approved describing the needed parks, open space, multi modal transportation and surface water improvements in Finn Hill. The 2015-2020 Capital Improvements Plan (adopted on December 8, 2015), identifies funded improvements to be implemented in the neighborhood. Extensive public involvement activities were included with these plans. The neighborhood plan will build upon these completed studies and plans.

At the suggestion of the Finn Hill Neighborhood Alliance, in April 2015, the U.W. Green Futures Lab (GFL) was hired by the City to provide consultant services to develop a neighborhood plan for the Finn Hill neighborhood. Several public outreach activities have occurred since August. GFL created a booth at Denny Fest held at O.O. Denny Park, organized and facilitated two public meetings including a listening session on October 15, 2015 and workshop on November 15, 2015, and created a web survey to solicit neighborhood concerns and ideas. The GFL team will describe in more detail the results of these events. The public comments received at the listening session, workshop and an on-line survey are available in report form on the City's webpage in the Planning and Building Department [Finn Hill Neighborhood Plan webpage](#).

Schedule

Attachment 1 illustrates the Green Futures Lab's planning process. The final product from the GFL team will be neighborhood plan recommendations that represent how the neighborhood should evolve over the next 10-20 years. The GFL has provided similar services for Lake Forest Park, and for commercial centers in Edmonds, and Burlington, WA. ([See the GFL website](#)).

Attachment 2 is a more detailed timeline of key milestones and tentative dates for Planning Commission study sessions, public involvement opportunities and how the GFL process fits into the City's Process IV Comprehensive Plan amendment process. It is anticipated that the plan will be completed and approved by the end of 2016.

Potential key issues to be studied with neighborhood plan process

Based on the public comments received to date, we anticipate the following key issues will be addressed with this study. Attachment 3 is a summary list of common themes received to date. A more specific list of study issues and how these will be analyzed such as with issue papers or through a SWOT (strength, weaknesses, opportunities, threats) analysis will be brought back to the Planning Commission at a future meeting for discussion.

Preliminary List of Study Issues with Neighborhood Plan:

- A. What should the long term **vision be for neighborhood identity and character**?
- B. How do we address **environmental protection** of steep slopes, streams, wetlands, wildlife corridors, and increased tree retention? (*Note: the 2016 work program includes an update of the critical areas ordinance that will likely increase required stream and wetland buffers*).
- C. Where are additional **parks and open spaces needed** (*beyond or in concert with what is listed in the PROS Plan and Capital Improvement Program (CIP)*)?

- D. Where should **pedestrian trail connections** be located throughout the neighborhood?
- E. What are the issues related to **zoning districts** inherited from King County and how should we evaluate these? Should a citizen amendment request (CAR) process be provided to allow property owners or others to request zoning changes? Are refinements needed to the Holmes Point Overlay boundaries and regulations?
- F. What is the long term **vision for the commercial areas**? What kind of development would the neighborhood like to see in the future with regard to mix of uses, building height, pedestrian amenities and architectural design?
- G. How can **transit access** be improved throughout the neighborhood and what **transportation improvements** are needed to reduce traffic congestion, provide travel options and improve pedestrian safety? (*Beyond what is in the TMP? Note: King County Metro determines transit routes*).
- H. What **surface water improvements** can be implemented (*Beyond or in concert what is listed in the Surface Water Master Plan, CIP program and regulations*)?
- I. Are there **potential code amendments** that should be studied associated with the neighborhood plan?

Next steps

The GFL will use the comments and ideas from the October listening session, November workshop and web survey to develop two alternative concepts for review by the public at a community Priorities Forum to be held mid-February 2016.

Joint Meeting Discussion Topics

- 1. Overall process-Do you have questions or suggestions regarding the overall planning process or preliminary list of key issues?***
- 2. Roundtable discussion- What 1-2 issues do you see should be included for study with the neighborhood plan process in the general areas of Parks, Recreation, Open Space, Transportation, Land Use or Community Development?***

Attachments

1. GFL process graphic
2. Schedule and timeline for overall process (*tentative dates subject to change*)
3. Key findings to date from GFL

Public Process Overview



Key Milestones and Schedule for the Finn Hill Neighborhood Plan Process

1/4/2016

April 2015 -September 2015	<ul style="list-style-type: none"> • GFL under contact; team formation; tour; information gathering; Denny Fest
October 8, 2015	<ul style="list-style-type: none"> • Planning Commission study session
October 15, 2015	<ul style="list-style-type: none"> • Public involvement to inform and identify issues
November 14, 2015	<ul style="list-style-type: none"> ○ Listening session event with instant polling ○ Public Alternatives workshop ○ Web survey conducted with community to identify issues and ideas
December 2015-January 2016	<ul style="list-style-type: none"> • Public comments and alternatives documented; alternatives hybridized and further developed
January 14, 2016	<ul style="list-style-type: none"> • Joint meeting with Planning Commission, Park Board, Transportation Commission
February - March 2016	<ul style="list-style-type: none"> • Community Priorities Forum and web survey to share hybrid Alternatives and get feedback • Preferred alternatives developed
April 2016- June 2016	<ul style="list-style-type: none"> • Final Plan development • Policy concepts to Planning Commission for direction • Share draft with Neighborhood Association • GFL draft report on recommendations for plan template and implementation strategies due
Fall 2016	<ul style="list-style-type: none"> • Draft neighborhood plan available for review and comment • City conducts environmental review • Planning Commission study session • Planning Commission holds public hearing • Planning Commission recommendation to City Council
December 2016	<ul style="list-style-type: none"> • City Council final adoption

Key Findings from the Finn Hill Neighborhood Participation Process

(Listening Session, Web Survey, Alternatives Workshop)

January 4, 2016
Nancy Rottle, FASLA
Laure Heland, PhD

1. There is strong consistency between Finn Hill comments and Kirkland Planning Documents

<u>Comments on:</u>	<u>Kirkland Master Plan</u>
<ul style="list-style-type: none"> • Natural environment: Restore Natural Systems, improve urban forestry management, Climate protection action plan • Parks and Open Spaces: a strong community desire to link the FH areas and parks together and with waterfront and commercial areas /neighborhood center • Mobility: Greenways and side walks/bike lanes to support a livable community, More public transit in some residential areas • Zoning: multi-family zones mostly adjacent to neighborhood commercial zones; some inappropriate RSA8 »spot« zone development. 	<p>In: <i>City of Kirkland Comprehensive Plan Update, Environment element draft, June 2015</i></p> <p>In: <i>City of Kirkland Parks, Recreation & Open Space Plan, Draft 2015</i></p> <p>In: <i>City of Kirkland Transportation Master Plan, May 2015</i></p> <p>In: <i>City of Kirkland Land Capacity Analysis for Finn Hill 2014, City of Kirkland Comprehensive Plan</i></p>

2. Key Comments on Existing Zoning

- need to accommodate newcomers to the neighborhood, but not anywhere
- concerns about consequences from additional density (on character, environmental integrity, traffic, parking spaces, schools capacity...)

Key Comments on *Modifying* existing zoning requirements

- Down-zoning or limiting new development
- Tree retention requirements
- Alternative measures to incentivize development limits were suggested, such as property tax incentives and transfer of development rights

3. Needs and Enhancements

- More community events and social gathering spaces
- More commercial spaces (accompanying higher density)
- More sidewalks, bus transit improvements
- More through streets to commercial areas
- Save green spaces, increase connectivity (trails, bike lanes...)
- Preserve existing open spaces, trees, creek corridors
- Protection easements for green corridors
- Better access to the waterfront

4. VALUES of Finn Hill, identified from residents' common comments

- Deep connections with – and care for – the natural environment, parks and open spaces, tree canopy
- Quietness of parks and of residential areas
- Community focused and family friendly neighborhood
- Long term Vision
- Nuanced values by subdistrict (e.g. Holmes Point vs Juanita Bluff/creek vs Champagne Creek)