



Neighborhood University

December 8 and 9 2009

Comprehensive Plans

Neighborhood Plans

December 8th Agenda



- GMA – State requirements for Planning
- Countywide Planning Policies including growth targets for counties, cities
- Comprehensive Plan
- Relationship between GMA, Comprehensive Plan policies, Neighborhood Plans, Regulations
- Biannual Private Amendment Requests
- Update process
- Interactive polling

Urban Planning 101



Regional Growth by 2040



By 2040 the anticipated growth in the central Puget Sound Region encompassing Snohomish, King, Kitsap and Pierce counties will be an increase in:

- ▣ 1.7 million people (52%)
- ▣ 1.2 million jobs (64%)

This will result in 5 million people and 3 million jobs in the metro area....

Future Trends – What we know



- Population and housing growth
- Traffic will increase
- Increased emphasis on pedestrian and non-motorized transportation options
- Limited land for expansion
- Increased density
- Increased cost of energy
- Aging population

How will this impact Kirkland?



Countywide Growth Targets:

By 2031 Kirkland needs to plan for an additional:

- ▣ 7,200 dwelling units
- ▣ 20,200 additional jobs

Where will these people live and work?

- Major Business Districts
 - ▣ Totem Lake Urban Center
 - ▣ Central Business District Activity Center
 - ▣ Rose Hill Business District
 - ▣ Juanita Business District
- Neighborhoods where capacity exists

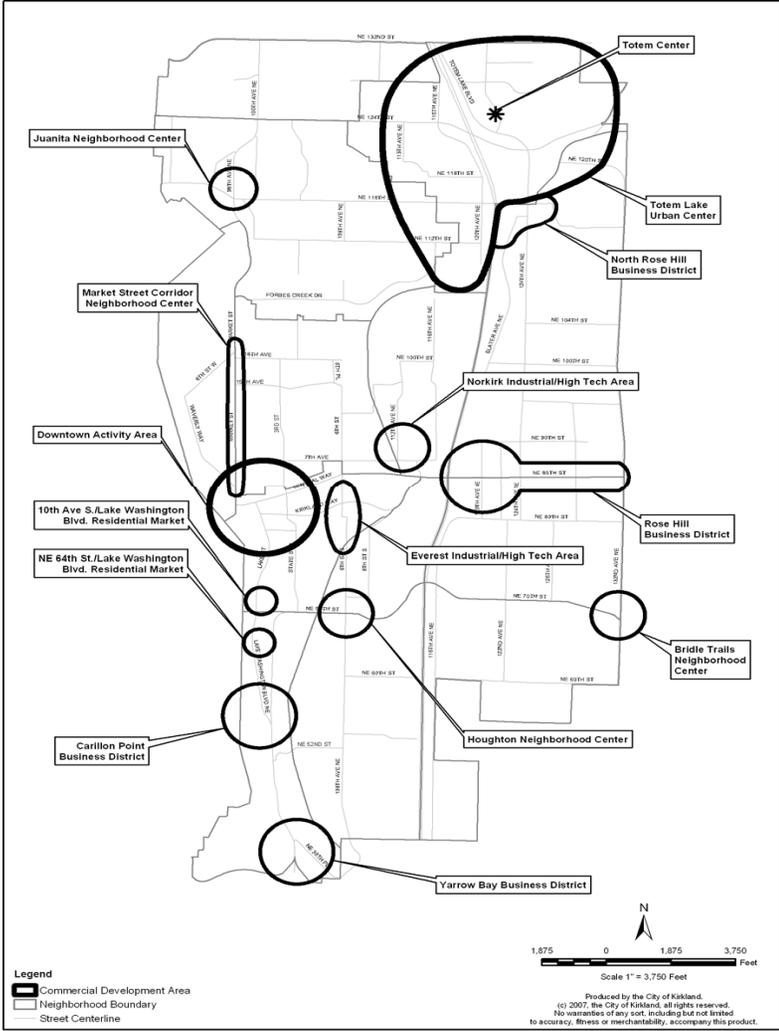


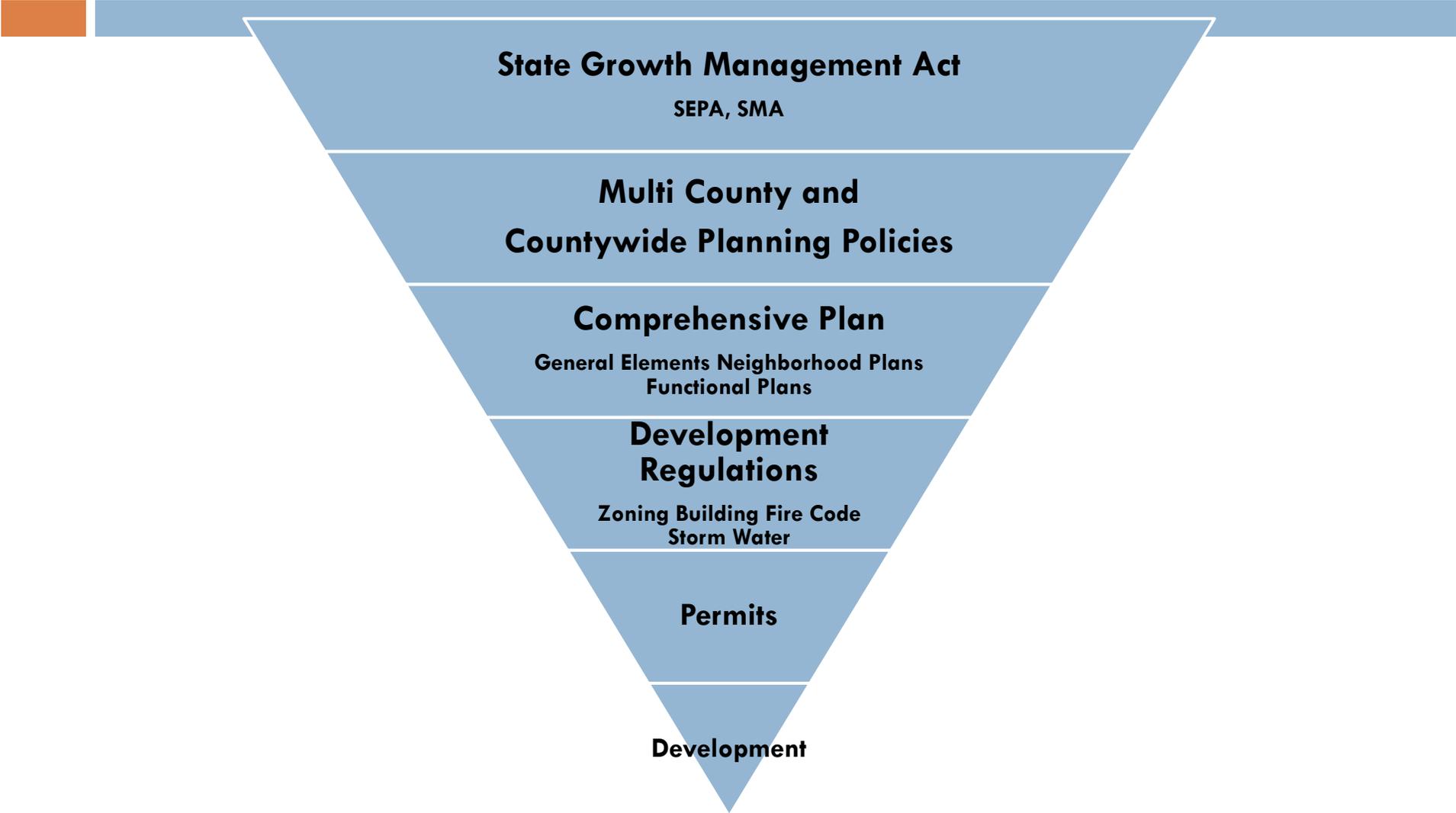
Figure LU-2: Commercial Areas

State Growth Management Act



- ❑ Adopted in 1991 to minimize urban sprawl protect rural areas
- ❑ Requires all cities and counties to plan for growth
- ❑ 13 Goals
- ❑ Regional vision (2040), coordination, and consistency at all levels state, multi county, cities
- ❑ Urban Growth boundaries defined
- ❑ Regulations must be consistent with Comprehensive Plans
- ❑ Impact fees may be assessed to manage growth

Growth Management Hierarchy



King County Countywide Policies

- GMPC Recommendation (KCC, Seattle, Bellevue, Suburban Cities)
- Adopted by King County Council
- Ratified by Cities
- Consistent with GMA
- King County Growth housing/job targets shared by cities
 - ▣ Urban Centers (Totem Lake)
 - ▣ Activity Centers (Downtown Kirkland)
 - ▣ Affordable housing targets
- Annex Potential Annexation Areas

Smart Growth Principles



- Direct development towards existing communities
- Provide transportation choices
- Mix land uses appropriate scale for neighborhood
- Compact development
- Preserve open space, farmland, critical areas
- Range of housing choices
- Attractive communities with a sense of place
- Create walkable neighborhoods

Kirkland Comprehensive Plan

How is it used?

- **Contains:**
 - **Vision & Framework Goals**
 - **Citywide Elements- land use, housing, transportation**
 - **13 Neighborhood Plans**
- **Long range vision & plan for City growth & development:**
 - **20 year planning period-2022**
 - **Major update every 10 years (next update 2011)**
 - **Update Neighborhood plans on rotating schedule**
- **Guides City decisions about:**
 - **Land Use and Zoning**
 - **Development regulations (building height, setbacks)**
 - **Financing & prioritizing capital facilities (e.g. parks and roads)**

Kirkland Comprehensive Plan Vision Statement 2022

- **Attractive, vibrant, inviting place to live & work**
- **Secure & stable neighborhoods are foundation for quality of life**
- **Increased density, housing diversity, affordability & mixed uses in neighborhoods**
- **Prosperous business districts integrated with fabric of community**
- **Maintained linkages to past**
- **Transportation system offers mobility options**
- **Extensive park system & open space network**

Citywide Elements



- Community Character
- Natural Environment
- Land Use
- Housing
- Economic Development
- Transportation
- Parks, Recreation, and Open Space
- Utilities
- Public Services
- Human Services
- Capital Facilities
- Implementation Strategies

Example: Housing Element Policies

- Maintain residential character of each neighborhood
- Allow a diversity of housing types
 - Single family homes
 - Accessory dwelling units on SF lots
 - Small lot single family
 - Detached multi family
 - Cottage Housing
 - Multi family
 - Special needs housing
- Incentives and potential mandatory affordable housing for 10% of MF units in many zones
- Encourage sustainable, green built homes

Implementation Strategies



- Elements contains action items tied to policies
- Functional and Management Plans
 - Capital Improvement Plan
 - Surface Water Master Plan
 - Parks, Open Space, Recreation Plan
 - Fire Protection plan
 - Non-motorized
 - Transportation Plan,
 - Downtown Strategic Plan,
 - Housing Strategy Plan

Implementation Strategies



- Regulations
- Programs- Neighborhood Traffic Control, Green Team, Business Roundtable,
- Administrative Activities
- Intergovernmental Coordination (Arch, ETP, PSRC)
- Citizen Involvement
- Budgeting (CIP)

Adoption Process



- Process established by Zoning Code and State statutes
- Planning Commission/HCC hold study sessions
- Public Participation: Citizen Advisory Committees, Advisory Groups, workshops, public hearing
- Houghton Community Council recommendation
- Planning Commission recommendation
- City Council adopts final plan
- Houghton Community Council has disapproval power

Private Amendment Process

- Citizen initiated request to change land use, zoning map, density, height...
- Applications accepted every other year
- Two step process:
 - ▣ City Council threshold decision
 - ▣ Study by HCC and PC
- City Council decision
- Issues:
 - ▣ Incremental decision making after extensive public process
 - ▣ Citywide Comp Plan update may miss unique issues concerning particular properties

Goals vs. Policies vs. Regulations



- **Vision-** “a desired community or neighborhood character 20 years in the future”
- **Overarching Goals**
 - ▣ Desired outcomes for each topic in the vision statement
- **Policies**
 - ▣ Objectives to achieve goals
 - ▣ Should provide clear direction
 - ▣ Must be translated into development regulations

Development Regulations



- Govern development
- Must be consistent with Comprehensive Plan and State mandates
- Many Types:
 - ▣ Building code
 - ▣ Zoning code
 - ▣ Subdivision Ordinance
 - ▣ Shoreline Regulations
 - ▣ Impact fees

Zoning Regulations Govern



- ❑ Permitted land uses
- ❑ Process (administrative, Hearing Examiner, Boards)
- ❑ Building height
- ❑ Required setback yards
- ❑ Maximum lot coverage
- ❑ Maximum gross floor area
- ❑ Parking spaces
- ❑ Landscape buffers

Conclusions



- GMA establishes what is contained in the Comprehensive Plans
- Growth will continue; we can determine how it is managed and what it looks like
- Policies first; then regulations
- You influence what the policies are!
- Regulations must be consistent with Comprehensive Plan

Planning Resources



- Planning Department webpage
www.ci.kirkland.wa.us/depart/Planning.htm
- American Planning Association-Washington Chapter
www.washington-apa.org
- Department of Commerce- Washington State
www.commerce.wa.gov
- Smart Growth Principles
www.smartgrowth.org