



CITY OF KIRKLAND
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MEMORANDUM

Date: January 22, 2015

To: Kurt Triplett, City Manager

From: Jeremy McMahan, Planning Supervisor
Dawn Nelson, Planning Supervisor
Paul Stewart, AICP, Deputy Planning Director
Eric Shields, AICP, Director

Subject: COMPREHENSIVE PLAN UPDATE BRIEFING, LAND USE AND HOUSING ELEMENTS, CAM13-00465, SUB-FILE #9

I. RECOMMENDATION

Staff recommends that the City Council review and provide comments to staff to be forwarded to the Planning Commission on its recommended draft chapters of the Comprehensive Plan completed so far. For this briefing the following chapters will be discussed:

- Land Use Element
- Housing Element

II. BACKGROUND

The City Council has requested that the Council reviews and comments on draft sections of the Comprehensive Plan Update starting now rather than wait until the entire Draft Plan is complete later this year. The elements in this packet have been preliminarily approved by the Planning Commission, but the Commission has not yet conducted a hearing on them, so the elements should not be considered to be final drafts. Early review by the Council will allow more time for the Planning Commission to review the Council feedback and to incorporate Council revisions. It will also speed up the adoption process this fall.

Note that two copies of each element are attached – one showing specific proposed revisions and the other a “final” version, showing the elements as they would read if revisions were incorporated. The complete existing [Comprehensive Plan](#) is available on the City’s web site.

City Council will have an opportunity to have an in depth discussion with the Planning Commission on the status of the Comprehensive Plan Update at their joint meeting scheduled for March 3, 2015.

III. SUMMARY OF REVISIONS TO THE CHAPTERS

The Planning Commission has completed study sessions on the Land Use and Housing Elements of the Comprehensive Plan. Below is an overview of the proposed changes to these chapters. The enclosed Attachments show the existing chapter with strikeout/underlined text and clean versions of the chapters.

A. Revisions to Land Use Element (see Attachments 1 and 2)

The Land Use Element establishes the general goals and policies that guide Kirkland's growth. The Element also knits together other elements of the Comprehensive Plan, such as Transportation and Environment, into a cohesive statement of the City's growth management strategy. The Element also contains the citywide Land Use Map that shows range of housing densities and general uses. No land use map changes are proposed at this stage. This could occur as a result of the review of citizen amendment requests, the Totem Lake Plan or the Environmental Impact Statement preferred alternative determination.

The Planning Commission completed its review of the element on [June 12, 2014](#) and the Houghton Community Council received a briefing of the changes on [September 22, 2014](#).

The existing plan is generally consistent with **GMA, PSRC, and County-wide Planning Policies** requirements, with the following changes/updates necessary:

- Consider urban planning practices that increase physical activity and social connectivity
- Update growth projections and plan for those projections
- Include best available science in designating and protecting critical areas
- Plan for compact urban communities and central places with densities that support transit and walking and make efficient use of urban land
- Decrease greenhouse gas emissions by promoting a mix of uses that promote walking, bicycling, transit, and other alternatives to auto travel

The goals and policies of the Element are divided into the following six categories with key revisions noted:

1. Growth Management

The introduction has been updated to summarize the fundamental growth management issues to address over the next 20 years. Growth targets and capacity numbers are updated and a policy is added regarding the relationship between public health and sound planning.

2. Land Use/Transportation Linkages

Maintains an emphasis on the fundamental relationship between land use and transportation policy. Policies strengthen the tie between growth decisions and availability of transit. A new policy is added to encourage a complementary relationship between the CKC and adjoining land use. **An existing land use policy about reducing parking where transit service is frequent has been edited**

and moved to this section. Council should look closely at this policy (LU - 3.7) in light of the multi-family parking discussions.

3. Residential

Policies for residential growth are updated and clarified.

4. Commercial and Mixed Use

Because most of Kirkland's commercial areas are mixed use, goals and policies are clarified to provide more specific guidance. The Element is simplified by referring to neighborhood plans rather than restating neighborhood plan policies. An initial attempt is made to simplify Figure LU-2 (Commercial Areas Map) and the related definitions of Kirkland commercial development areas. It should be noted that, based on ongoing discussions, the terminology still needs work. The next iteration will likely propose replacing the term "Mixed Use Village" with the "Mixed Use Neighborhood Center" and replacing the term "Commercial Flex" with "Office/Light Industrial". General policies are included to guide these two specific land use types.

5. Open Space and Resource Protection

Redundancies with the Shoreline Area chapter of the Plan are eliminated. The CKC is acknowledged as part of Kirkland's open space network. Natural resource policies are added based on GMA mandates and Countywide Planning Policies.

6. Essential Public Facilities, Government Facilities and Community facilities

No changes.

B. Revisions to the Housing Element (Attachments 3 and 4)

The central goal of the Housing Element is to preserve neighborhood quality while improving housing opportunities for all residents. Assistance with the revisions was provided by staff from ARCH (A Regional Coalition for Housing). The Planning Commission completed its review of the element on [August 14, 2014](#) and the Houghton Community Council received a briefing of the changes on September 22, 2014.

The existing plan is generally consistent with GMA, PSRC, and County-wide Planning Policies requirements. It also captures the livable, sustainable, and connected themes of the draft vision statement and guiding principles. Countywide Planning Policies (CPPs) on housing were updated in 2012 and, while they include some conceptual changes, they do not require significant changes to the City's goals or policies. In recent years, more attention has been given to creating **sustainable development**. Several of the CPPs (10, 12, and 13) are related to this topic. They promote coordination of housing and transportation, health and well-being of residents, and fair housing. Policies have been updated to address a comprehensive sustainable approach.

The current Element has a goal to "Promote the creation of affordable housing and provide for a range of housing types and opportunities to meet the needs of all segments of the population." Some cities have found it useful to distinguish goals and policies for housing diversity from those focused on affordability and people with special housing needs (such as seniors, people with disabilities, and those facing homelessness). Following this approach, the Housing Concept has been updated and the goals and policies of housing supply and variety have been separated from those of affordability and special needs into individual sections. The majority of changes shown in Attachment 3 are a result of this reorganization.

The goals and policies of the Element are divided into the following three categories with key revisions noted:

1. Neighborhood Quality

Minor wording changes and updated dates.

2. Housing Diversity

The Diversity policies cover:

- Maintaining an adequate supply of appropriately zoned land.
- Promoting accessory dwelling units (ADUs).
- Creating flexibility and efficiency in development standards and services.
- Allowing a variety of single-family housing types and site planning options.
- Allowing maintenance and redevelopment of existing multi-family properties with non-conforming densities.

3. Affordable and Special Needs Housing

Existing policies allude to housing needs of special populations such as seniors and the homeless through general policy language: "supporting providers of emergency, transitional, and permanent housing and services and support for special needs housing throughout the region." Specific policies have been added that address populations, such as seniors and those that are homeless. For those that are homeless, a policy addresses both cooperating with regional work to coordinate homeless efforts, and encouraging and supporting local efforts consistent with countywide systems. A new fair housing policy has been added.

The Affordability and Special Needs policies address:

- Striving to meet the city's proportionate share of the countywide housing needs.
- Requiring affordable housing with requests for increased development rights.
- Ensuring geographic dispersion of affordable housing.
- Preserving affordable housing.
- Supporting affordable housing projects and providers.
- Ensuring regulations do not restrict special needs housing.
- Supporting housing and services that address homelessness.
- Promoting regional collaboration.
- Supporting specialized housing options for seniors.

- Supporting geographic balance of special needs housing.
- Protecting fair housing choices.

IV. UPCOMING MEETINGS

The tentative schedule for future Council briefings on the element chapters are:

- February 17 (Transportation)
- March 17 (Neighborhood Plans)
- April 7 (Environment and Neighborhood Plans)
- April 21 (Neighborhood Plans)
- May 5 (Public Services and Utilities)
- May 19 (Parks)
- June 2 (Human Services and Implementation Strategies).

Attachments:

1. Draft Land Use Element with strikethroughs and underlined text
2. Clean copy of Draft Land Use Element
3. Draft Housing Element with strikethroughs and underlined text
4. Clean copy of Housing Element

LAND USE ELEMENT

— RELATIONSHIP TO THE FRAMEWORK GOALS —

The **Land Use Element** highlights the following Framework Goals:

- **FG-1** ~~Maintain and enhance Kirkland's unique character.~~
- **FG-2** ~~Support a strong sense of community.~~
- **FG-3** ~~Maintain vibrant and stable residential neighborhoods and mixed-use development, with housing for diverse incomes, ages, and lifestyles.~~
- **FG-4** ~~Promote a strong and diverse economy.~~
- **FG-5** ~~Protect and preserve environmentally sensitive areas and reduce greenhouse gas emissions to ensure a healthy environment.~~
- FG-6 Identify, protect and preserve the City's historic resources, and enhance the identity of those areas and neighborhoods in which they exist.
- FG-7 Encourage a sustainable community.
- **FG-8** ~~Maintain and enhance Kirkland's strong physical, visual, and perceptual linkages to Lake Washington.~~
- **FG-9** ~~Provide safety and accessibility for those who use alternative modes of transportation within and between neighborhoods, public spaces, and business districts and to regional facilities.~~
- **FG-10** ~~Create a transportation system which allows the mobility of people and goods by providing a variety of transportation options.~~
- FG-11 Maintain existing park facilities, while seeking opportunities to expand and enhance the current range and quality of facilities.
- FG-12 Ensure public safety.
- FG-13 Maintain existing adopted levels of service for important public facilities.
- **FG-14** ~~Plan for a fair share of regional growth, consistent with State and regional goals to minimize low-density sprawl and direct growth to urban areas.~~
- **FG-15** ~~Solve regional problems that affect Kirkland through regional coordination and partnerships.~~
- FG-16 Promote active citizen involvement and outreach education in development decisions and planning for Kirkland's future.
- **FG-17** ~~Establish development regulations that are fair and predictable.~~

A. INTRODUCTION

Kirkland’s existing pattern of land use has served the City well for many years. Over the next 20 years, the real challenge for the community will be how to preserve existing community character in the face of continued population and employment growth.

Kirkland is part of a regional and interrelated pattern of land uses. Most land in the City is devoted to housing, and the majority of Kirkland residents commute to other communities to work.

The following Table LU-1 shows the percent of land uses based on the City’s total land area in ~~2013~~2001: change from table to pie chart

Table LU-1
~~2001~~**2013** – Land Use by Percent of the City’s Total Land Area

Land Use	Percent
Residential-Single family	63 <u>46</u>
Right-of-Way	20
Multifamily	8
Institutional	9
Parks	8
Vacant	6
Institutional	9 <u>5</u>
Commercial	5 <u>3</u>
Office	4 <u>2</u>
Industrial	4 <u>2</u>
Vacant	6
Utilities	1 <u>.44</u>
Mixed Use	.20

Source: City of Kirkland "Community Profile" and King County Assessor’s

Kirkland is also a balanced community, providing shops, services and employment both for local residents and for those who live in other communities. In fact, in 2000 Kirkland’s ratio of jobs to households was very close to the same as exists in King County, illustrating that Kirkland had its fair share of jobs. Table LU-2 below shows the job to household ratios for 2000 and 2022 at growth targets.

**Table LU-2
Jobs to Household Ratio**

	2013 2000	20352022 @ Growth Targets
Kirkland	1.40	1.44
King County	1.42	1.50

Source: *Still gathering data* 2001 King County Annual Growth Report

Kirkland is also a city of neighborhoods – each with its own mix of population, housing, commercial opportunities, and visual features which help form its unique character. The City’s residential neighborhoods are generally strong and well established. They are also diverse in housing type, size, style, history, maturity and affordability. ~~The Citywide residential density increased between 1991 and 2001 from an average of 6.9 to 7.16 dwelling units per residential used acre~~ **now 6.02**. More mixed-use residential/commercial centers have developed, including Juanita Village and Downtown Kirkland.

The commercial areas are healthy, offer a broad range of goods and services, and provide a strong tax base to help fund public services and facilities. Kirkland has a diverse economic base with several retail centers, mixed-use retail/office districts, a regional health care center, auto dealerships, business parks, industrial complexes and home-based businesses.

More information on existing land uses can be found in the City’s *Community Profile* document available in the Planning Department at Kirkland City Hall.

~~Between 20132003 and 20352022, the City will grow by nearly 8,3619,697 new housing residents and units and 22,4358,800 jobs¹. These projections are referred to as “growth targets”. Under the Growth Management Act, planning policies seek to direct growth to existing and emerging urban areas within the metropolitan region. The King County Growth Management Planning Council allocates growth targets to jurisdictions and Kirkland is responsible for planning for resulting in the increased needs for housing, commercial floorspace, and public services. Under the Growth Management Act, planning policies seek to direct growth to existing and emerging urban areas within the metropolitan region. The King County Growth Management Planning Council has determined that Kirkland must plan to accommodate 5,480 new households and 8,800 new jobs over the next 20 years. These increases in households and jobs are referred to as “growth targets.” The term “households” refers to occupied units.~~

~~A regional trend toward smaller household sizes across all age groups will mean that the City’s housing supply will have to grow at an even faster rate than the population, and that the type and size of housing units may need to adjust.~~

~~While continued increases in services sector employment may provide more opportunities for Kirkland residents to work and shop in their community, it may also mean lower wages—impacting housing affordability.~~

¹Land use data do not include 2011 annexation.

Future growth will raise other issues relating to land use: special needs housing, increased traffic congestion, ~~diminished-pressure on~~ natural resources and challenges to locate regional facilities. A larger proportion of elderly residents will focus new attention on the special housing and transportation needs of this group. Land use relationships which support transit and provide shops and services closer to home will be important for those with decreased mobility. And, with growth not only in Kirkland, but throughout the Puget Sound region, the community will continue to suffer from the problems of traffic congestion, diminishing natural resources, and the need to find locations for new regional facilities. Regional solutions will be needed to solve these problems.

Issues which must be addressed by the Land Use Element include:

- How to plan for the ~~2035~~2022 household and employment growth targets established by the King County Growth Management Planning Council.
- How to manage the new growth to protect the residential character of the community, while allowing for new and innovative development that responds to changing household needs.
- How to ~~preserve~~provide for a diversity of employment opportunities and maintain viable commercial areas.
- How to use the pattern of land use to minimize traffic congestion and protect local air quality.
- How to maintain a land use pattern that can be efficiently and effectively served by public services and utilities.
- How to protect Kirkland's environmentally sensitive areas, open space corridors, drainage basins, steep slopes, and shoreline as new housing units and commercial floorspace are developed.
- How to respond to the regional responsibility to help site new regional facilities.

The Land Use Element works together with the other elements of the Comprehensive Plan to answer these questions. While the Land Use Element addresses accommodating growth and sets out general residential siting criteria, the Housing Element more specifically addresses issues of neighborhood character, affordability, and special needs housing.

The Transportation Element identifies the improvements needed to support the land use pattern established by the Land Use Element.

Growth management concerns identified in this element, such as preservation of community character, relationship to the natural environment, and adequate public and human services are amplified in the Community Character, Natural Environment, Parks and Recreation, Capital Facilities, Human Services, Utilities, and Public Services Elements.

Finally, the Land Use Element's discussion of commercial areas is strongly tied to the Economic Development Element. Kirkland's goal to "strengthen the unique role and economic success of Kirkland's commercial areas" (Economic Development Goal ED-3) is echoed in the Land Use Element.

B. THE LAND USE CONCEPT

The fundamental goal of the Land Use Element is to maintain a balanced and complete community by retaining the community's character and quality of life, while accommodating growth and minimizing traffic congestion and service delivery costs. To accomplish this, the Element:

- Seeks a ~~balanced and complete~~compact and walkable community with shops, services and employment close to home; numerous civic activities and entertainment options; high-quality educational facilities; numerous parks; and a variety of housing choices.
- Identifies the values ~~which that~~ must be weighed in managing growth. Goals and policies promote a land use pattern that is orderly, compact, well- designed, and responsive both to the natural and physical environment.
- Proposes a land use pattern that supports a multimodal transportation system and results in more efficient service delivery. Placing urban neighborhoods around commercial areas ~~—called “centers” or “villages” in other communities—~~allows residents to walk or bicycle to corner stores or neighborhood centers, and then connect by transit to other commercial areas. High-capacity transit could connect and serve larger commercial areas, both inside and outside of the community.
- Protects existing residential neighborhoods. Goals and policies support a stable nucleus of single-family housing and more housing options. Higher-density residential areas continue to be located near commercial centers and transportation hubs.
- Supports a range of employment opportunities in the City and sets out standards for vibrant commercial areas. Opportunities for new growth are provided in the Totem Lake Center and Downtown Kirkland. Other existing commercial areas in the City are maintained and strengthened. While not encouraging heavy industry, goals and policies work to preserve opportunities for higher-paying jobs to locate in the City.
- Encourages preservation of an open space network, including environmentally sensitive areas, recreational facilities, and the shoreline; and
- Acknowledges the City’s regional role in working with other jurisdictions and the County to site regional facilities.

C. LAND USE MAP AND DEFINITIONS

~~While the Land Use Element goals and policies set forth general standards for locating land uses, t~~The Comprehensive Plan Land Use Map (Figure LU-1) indicates, geographically, where certain types of uses may be appropriate.

The Comprehensive Plan Land Use Map identifies areas for a range of housing densities and a variety of nonresidential uses. The ~~Comprehensive Plan Land Use~~ Map contains land use designations reflecting the predominant use allowed in each area. These designations are reflected in a broad variety of zoning districts on the Kirkland Zoning Map. Within some of these land use designations are mixed-use developments.

~~Land use can be affected by regulations that protect sensitive areas and their buffers and limit development on seismic and landslide hazard areas. The Sensitive Areas Map in the Comprehensive Plan depicts the approximate locations of known sensitive areas which include streams, minor lakes, wetlands, drainage basins, and 100-year floodplains. The geological map in the Comprehensive Plan notes the approximate locations of seismic and landslide hazard areas.—~~

The land use categories mapped on the Comprehensive Plan Land Use Map are defined in the Glossary, Appendix _____:

~~*Low-Density Residential*—single-family residential uses from one to nine dwelling units per acre for detached residential structures and one to seven dwelling units per acre for attached residential~~

~~structures in certain low density areas where the Plan allows clustered development through a PUD. Detached single family dwelling units are physically separated by setbacks from other dwelling units. Attached single family dwelling units, only allowed in specified areas, are physically connected by means of one or more common walls; each unit has its own exterior entrance; dwelling units are not stacked above or below one another; and density and height limitations associated with single family zoning classifications are met.~~

~~*Medium Density Residential*—detached residential uses at 10 to 14 dwelling units per acre and attached or stacked residential uses at eight to 14 dwelling units per acre.—~~

~~*High Density Residential*—detached, attached, or stacked residential uses at 15 or more dwelling units per acre.—~~

~~*Office*—uses providing services other than production, distribution, or sale or repair of goods or commodities. Depending on the location, these uses may range from single story, residential scale buildings to multistory buildings and/or multibuilding complexes.~~

~~*Office/Multifamily*—areas where both office and medium or high density residential uses are allowed. Uses may be allowed individually or within the same building.~~

~~*Commercial*—may include retail, office, and/or multifamily uses, depending on the location. Retail uses are those which provide goods and/or services directly to the consumer, including service uses not usually allowed within an office use. Commercial areas can range in size and function from small residential markets serving the immediate neighborhood to regional draws such as in Totem Lake and Downtown.~~

~~*Industrial*—uses predominantly connected with manufacturing, assembly, processing, wholesaling, warehousing, distribution of products, and high technology.~~

~~*Light Manufacturing Park*—places of business activity that includes light manufacturing, high technology enterprises, warehousing, wholesale activities, and limited retail and office uses. Light manufacturing park uses do not require large signs or customer parking facilities and do not involve activities which create significant off-site noise, light or glare, odors, smoke, water quality degradation, visual blight, or similar impacts.~~

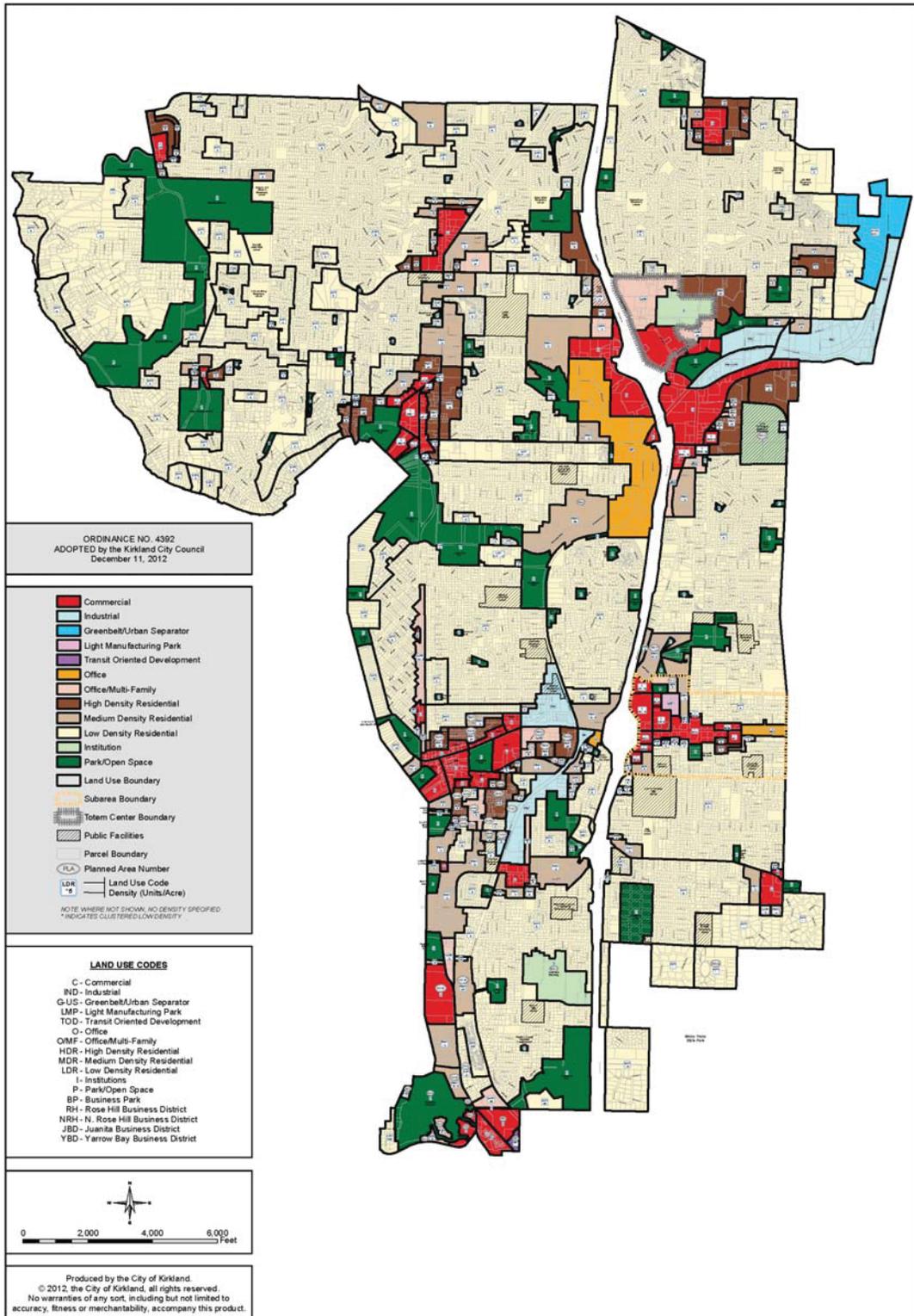
~~*Institutions*—existing uses such as educational facilities and hospitals for which special planning districts have been developed.~~

~~*Public Facilities*—existing public uses such as schools and government facilities.~~

~~*Parks/Open Space*—natural or landscaped areas used to meet active or passive recreational needs, protect environmentally sensitive areas, and/or preserve natural landforms and scenic views.~~

~~*Transit Oriented Development (TOD)*—area where a higher intensity mix of uses is allowed, together with transit facilities, in order to support the increased use of transit and reduce reliance on roads and single occupant vehicles.—~~

~~*Greenbelt/Urban Separator*—areas planned for permanent low density residential within the Urban Growth Area that protect adjacent resource land, environmentally sensitive areas, or rural areas, and create open space corridors within and between the urban areas which provide environmental, visual, recreational and wildlife benefits. The King County Countywide Planning Policies have designated the RSA 1 zone as an urban separator.~~



LU-1 Comprehensive Land Use Map

Existing, no changes at this time. Changes may result from CAR's or Neighborhood Plan Review

Table LU-3 below provides a range of residential densities described in the Comprehensive Plan with comparable zoning classifications. In many of Kirkland’s commercial and mixed use areas, the Comprehensive Plan does not specify a maximum residential density.

**Table LU-3
Residential Densities and Comparable Zones**

General Residential Densities	Residential Densities as Specified in Comprehensive Plan in Dwelling Units per Net Acres (d/a)	Comparable Zoning Classification
GREENBELT/URBAN SEPARATOR	Up to 1 d/a	RSA – 1
LOW DENSITY	Up to 1 d/a	RS – 35,000, RSX – 35,000
	Up to 3 d/a	RS – 12,500, RSX – 12,500
	4 – 5 d/a	RS – 8,500, RSX – 8,500, RS – 7,200, RSX – 7,200, RSA – 4
	6 d/a	RS – 7,200, RSX – 7,200, RSA – 6
	7 d/a	RS – 6,300
MEDIUM DENSITY	8 – 9 d/a	RM – 5,000, RMA – 5,000
	10 – 14 d/a	RM – 3,600, RMA – 3,600
HIGH DENSITY	15 – 18 d/a	RM – 2,400, RMA – 2,400, BNA
	19 – 24 d/a	RM – 1,800, RMA – 1,800, BNA
	48 d/a	BN, MSC 2

Higher unit per acre counts may occur within each classification if developed under the City’s PUD, innovative or affordable housing programs.

D. LAND USE GOALS AND POLICIES

Land Use goals and policies are organized into six categories: Growth Management; Land Use/Transportation Linkages; Residential; Commercial and Mixed Use; Open Space and Resource Protection; and Essential Public Facilities, Government Facilities and Community Facilities.

~~**Goal LU-1:** Manage community growth and redevelopment to ensure:~~

- ~~• An orderly pattern of land use;–~~

- ~~A balanced and complete community;~~
- ~~Maintenance and improvement of the City's existing character; and~~
- ~~Protection of environmentally sensitive areas.~~

Goal LU-2: ~~Promote a compact land use pattern in Kirkland to:~~

- ~~Support a multimodal transportation system;~~
- ~~Minimize energy and service costs;~~
- ~~Conserve land, water, and natural resources; and~~
- ~~Efficient use of land to accommodate Kirkland's share of the regionally adopted 20-year population and employment targets.~~

Goal LU-3: ~~Provide a land use pattern that promotes mobility and access to goods and services and physical activity.~~

Goal LU-4: ~~Protect and enhance the character, quality, and function of existing residential neighborhoods while accommodating the City's growth targets.~~

Goal LU-5: ~~Plan for a hierarchy of commercial development areas serving neighborhood, community, and/or regional needs.~~

Goal LU-6: ~~Provide opportunities for a variety of employment.~~

Goal LU-7: ~~Establish a coordinated and connected system of open space throughout the City that:~~

- ~~Preserves natural systems;~~
- ~~Protects wildlife habitat and corridors;~~
- ~~Provides land for recreation; and~~
- ~~Preserves natural landforms and scenic areas.~~

Goal LU-8: ~~The City should maintain criteria, regulations and procedures that allow for the siting of essential public facilities as well as government and community facilities.~~

Growth Management

Washington's Growth Management Act establishes goals to be considered in the development of local comprehensive plans. These goals include concentrating growth in urban areas to provide efficient services and reduce sprawl, supporting transportation choices, providing housing that is affordable to all, and encouraging economic development. Vision 2040 sets an overarching goal of focusing growth in urban areas to create walkable, compact, transit-oriented communities that maintain local character. These goals are consistent with the vision established by Kirkland citizens. By managing and shaping growth in ways that reflect community values, new growth will complement, rather than detract from, existing development. Community values, Even so, implementing these goals however, requires balance. Growth and development changes the community and brings more traffic. How we manage that growth so that it fits with established community character and creates walkable places that provide residents and workers with transportation choices is the challenge. Kirkland has a long history of growth management that has preserved a community that remains a highly desirable place to live, work, and play. With thoughtful land use planning and an engaged citizenry, Kirkland will retain that quality in 2035 and beyond.

~~maintaining existing residential character may not always be supportive of facilitating infill development, or supporting a multimodal transportation system. The viability of some commercial and industrial districts and the ability to achieve compact growth may be impacted by the presence of environmentally sensitive areas. Achieving a balanced and complete community with a full range of shops, services and employment to complement and support the residents while reducing dependence on the transportation system is important to the quality of life. The challenge is to weigh these sometimes conflicting community values and strike a balance. In the long run, and over the breadth of development in Kirkland, then, all values are achieved.~~

Goal LU-1: Manage community growth and redevelopment to ensure:

- *An orderly pattern of land use;*
- *A balanced and complete community;*
- *Maintenance and improvement of the City's existing character; and*
- *Protection of environmentally sensitive areas.*

Policy LU-1.1: ~~Failor~~Maintain clear and predictable development regulations ~~to fit unique circumstances that are consistent with City goals and policies.~~

Traditionally, development regulations have attempted to avert conflict by segregating development types into districts with relatively uniform development characteristics such as permitted uses or height. In many areas of Kirkland, this approach is a reasonable and effective method for regulating development.

In other parts of Kirkland, it may be possible and desirable to have several different types of development located relatively close to each other. Such a blending of development types could help reduce dependence on the automobile and provide greater opportunities for innovative mixed-use development. In these areas, development regulations may need to be specially developed to address the district's unique characteristics.

~~Special development regulations may also be necessary to take account of other factors influencing and shaping new growth.~~

Policy LU-1.2: Create logical boundaries between land use districts that take into account such considerations as existing and planned land uses, access, property lines, topographic conditions, and natural features.

Boundaries between land use districts should make sense. Where features such as roads or parcel lines cannot be used to identify boundaries, natural features, such as streams or topographical changes, can form distinct edges. Allowed uses should be compatible with adjacent land use districts through physical improvements and/or design elements.

Policy LU-1.3: Encourage attractive site and building design that is compatible in scale and in character with existing or planned development.

Attractive site and building design can create a cohesive and functional development that reflects local character and fits well with surrounding uses. In parts of the City where the community vision has not yet been realized, however, new development should not necessarily look to surrounding uses for

design ideas. Instead, the Comprehensive or Neighborhood Plan should be used to provide guidance on desirable characteristics.

Policy LU-1.4: Create ~~an~~ effective transitions ~~s~~ between different land uses ~~and housing types~~.

Some of the most sensitive lands to plan are the transition areas between different types of uses. Uses along the boundary of a commercial area may generate impacts on nearby residential uses. Maintaining privacy may be an issue when mixing residential densities. Residential uses in ~~too~~ close ~~a~~ proximity to industrial development may set up nearly unresolvable conflicts with regard to noise and traffic.

Building and site design can act to minimize such conflicts. Buffers, such as fences, berms, or vegetation, ~~located along the boundary of two unlike uses~~ can minimize visual and noise impacts. Buildings might also serve a buffering purpose to the extent that they serve as visual screens ~~or insulation~~ ~~or insulate noise~~. Effective land use transitions can also include building modulation, upper story setbacks, and other building design elements.

~~Organization of uses on a site may also ease a transition. For example, on a site including both office and retail uses that adjoins a residential neighborhood, it may be more appropriate to locate the offices closest to the neighbors. In general, office uses have lesser impacts in close proximity to homes than do other commercial land uses.~~

Within many of the City's commercial areas, mixing of land uses is encouraged to bring shops, services and offices in close proximity to residential uses. These mixed use areas provide an immediate market for the commercial services, ~~and~~ convenient shopping and employment opportunities to the residences, ~~and while also~~ ~~reducing~~ the need to drive.

Policy LU-1.5: Regulate land use and development in environmentally sensitive areas to ensure protect environmental quality and avoid unnecessary public and private costs.

Development in natural constraint areas may increase health and safety risks and create other unnecessary costs associated with hazards like landslides, flooding, uneven settlement, erosion, and disrupted subsurface drainage. Public and private costs are also incurred from development in areas with natural amenities or which perform utilitarian or biological functions. The purpose of this policy is to regulate, and in some cases restrict, development activity to ensure a high standard of environmental quality, and to prevent undue costs to property owners, neighbors, and the City.

Goal LU-2: Promote a compact, efficient, and sustainable land use pattern in Kirkland ~~to that~~:

- Supports a multimodal transportation system that efficiently moves people and goods;
- Minimizes energy use, greenhouse gas emissions, and service costs;
- Conserves land, water, and natural resources; and
- Provides sufficient land area and development intensity. Efficient use of land to accommodate Kirkland's share of the regionally adopted ~~20-year~~ population and employment targets.

Policy LU-2.1: Support a range of development densities in Kirkland, recognizing environmental constraints and community character.

The Countywide Planning Policies establish two broad categories of lands: urban and rural. Urban lands are those which are inside the Urban Growth Area, ranging from the suburban densities of much of the Eastside to the very high urban densities found in downtown Seattle. The Countywide Planning Policies identify all of Kirkland as an urban area.

Policy LU-2.2: ~~Use land efficiently, f~~Facilitate infill development ~~or and encourage~~ redevelopment of underutilized land, and, where appropriate, preserve options for future development.

~~As with any natural resource, land can be used either efficiently or inefficiently. The intent of this policy is to ensure that Kirkland’s land is used in the most efficient manner possible.~~

Some land in or adjacent to developed areas has been skipped over as development shifted to outlying areas. In some cases, natural constraints or other factors may have rendered the land unsuitable for development. It is not the intent of this policy to encourage development in environmentally sensitive areas or preclude the use of undeveloped land for open space. However, infill development is encouraged when environmental protection is ensured.

Redevelopment of existing development (for example, converting a parking lot to a new building with structured parking) may also occur as land use plans change. As in all cases, however, the benefits to be achieved under this policy must be weighed against the values expressed in other policies of this Plan – such values as historic preservation and maintenance of existing affordable housing.

~~This policy also extends the notion of “recycling” to land use. As with other natural resources, land can be developed in a way that permits the land to be used again. For example, in cases where a property owner wishes to retain a large lot for personal use, but subdivide the rest of the property, the option for future subdivision of the large lot should be preserved, if possible.~~

Policy LU-2.3: Ensure an adequate supply of housing units and commercial floorspace to meet the required growth targets ~~through efficient use of land.~~

As growth occurs, the need for new housing units and commercial floorspace will increase. Kirkland is required to accommodate growth targets for household units and employment established by the King County Growth Management Planning Council as mandated by the Growth Management Act. The community must balance this need with the desire to retain existing community character and with the City’s ability to provide infrastructure and public services to serve the new growth. The City should monitor its existing residential and nonresidential capacity to determine how fast and where new growth is occurring and whether Kirkland can accommodate the required growth targets. Available capacity is a calculation of likely development potential in the foreseeable future based on certain assumptions and factors and assumed to cover a 20-year time horizon. Table LU-4 below shows that the City can accommodate the ~~2035~~2022 growth targets with its available capacity.

**Table LU-4
Comparison of Growth Targets and Available Capacity**

	2013 <u>2000</u> -Existing ¹	2035 <u>2022</u> Growth Targets ²	Available Capacity ³

Housing Units	36,866 <u>21,831</u>	45,227 <u>27,311</u> (at 8,361 <u>5,480</u> new households)	46,382 <u>28,800</u> (at 9,516 <u>new households</u>)
Employment	<u>Data collection</u> 32,384	41,184 (at 22,435 <u>8,800</u> new jobs)	58,400 (at 22,435 <u>new jobs</u>)

Sources:

- ~~2013~~ 2000 housing units: Office of Financial Management (OFM)
2013 2000 employment: City estimate based on existing nonresidential floor area and information about the typical number of employees/amount of floor area for different types of nonresidential uses. By comparison, the PSRC estimated 2000 employment was 38,828. Examination of PSRC records found errors suggesting this was a significant overestimate.
- Targets for household and employment growth between ~~2013~~ 2000 and ~~2031~~ 2022 were assigned by the King County Countywide Planning Policies and projected to 2035. Targeted growth was added to the 2000 totals to establish the 2022 totals. Targets do not include the annexations of Bridleview (2009) or Finn Hill, North Juanita, and Kingsgate (2011).
- City estimates.

Policy LU-2.4: Support development patterns that promote public health and provide opportunities for safe and convenient physical activity and social connectivity.

The physical design of communities affects our behavior. Communities without convenient parks, safe sidewalks, and local-serving retail require their residents to drive more and walk less. They also lack the gathering places that bring communities together for daily interaction. In contrast, Kirkland’s thoughtful urban design, extensive parks system, emphasis on pedestrians, and mixed use villages should continue to invite residents to be active and engage in their community.

Land Use/Transportation Linkages

Land use/transportation linkage policies address the relationship between the land use pattern and a multimodal-complete transportation system. Separation of jobs and housing means longer commute trips – generally accommodated on the City’s roadways either by private automobile or transit. When shops and services are long distances from residential areas, this also translates into additional vehicle or transit trips. Allowing residential and nonresidential uses to locate in closer proximity provides transportation options making walking or bicycling ~~more-feasible~~ a viable option.

Site design standards also impact the ability of drivers, transit riders, pedestrians, and bicyclists to get around. Policies in this section discuss the importance of considering connections and alternative transportation modes-choices when planning new development. ~~The special needs of industrial development are also addressed.~~

Goal LU-3: Provide a land use pattern that promotes mobility, transportation choices, and convenient access to goods and services.

Policy LU-3.1: Create and maintain neighborhoods that allow residents and employees to walk or bicycle to places that meet their daily needs.~~Provide employment opportunities and shops and services within walking or bicycling distance of home.~~

Kirkland presently has a ~~fairly largely~~ complete network of commercial and employment centers, and many of the City's residential neighborhoods can easily access a shopping area. This policy ~~attempts intends~~ to further strengthen the relationship between urban neighborhoods and commercial development areas.

Policy LU-3.2: Encourage residential development within commercial areas.

Incorporating Residential development ~~which is incorporated~~ into commercial areas ~~can~~ provides benefits for businesses and residents alike. Housing within commercial areas provides the opportunity for people to live close to shops, services, and places of employment. Conversely, residents living within commercial areas create a localized market for nearby goods and services, provide increased security, and help to create a "sense of community" for those districts.

Residential development within commercial areas should be compatible with and complementary to business activity. ~~Residential use should not displace existing or potential commercial use.~~

Policy LU-3.3: Consider Encourage housing, offices, shops, and services at or near the park and ride lots.

Park and ride facilities provide a potential location for offices, shops, and services serving two sets of customers: nearby residents and transit riders. In addition, housing at these facilities supports transit ~~use. However, these. The~~ design of these facilities ~~would have to should~~ be carefully considered to ensure protection of the surrounding neighborhood. The City should work with Metropolitan King County to develop standards for housing, offices, shops and services at these facilities.

Policy LU-3.4: Locate higher density land uses in areas served by frequent transit service.

As decisions are made about locating future growth in Kirkland, the availability of viable transportation choices should be taken directly into account in relation to the location and intensity of that growth.

Policy LU-3.54: Provide easy vehicular access for ~~industrial-commercial~~ development from arterials or freeways ~~and avoid. Avoid industrial vehicular~~ access ~~through from~~ residential ~~streets areas~~.

~~Because of heavier traffic patterns and delivery traffic associated with commercial uses, primary transportation routes should be oriented toward non-residential streets. Because of the heavy truck traffic generally associated with these uses, industrial development should not route traffic through residential neighborhoods. Instead, industrial areas should depend on transportation routes which link them directly to arterials, in close proximity to freeway interchange areas.~~

Policy LU-3.65: Incorporate features in new development projects which that support transportation choice~~transit and nonmotorized travel as alternatives to the single-occupant vehicle.~~

Site design can play an important role in ~~encouraging use of alternative transportation modes~~ promoting transportation choices. Locations of buildings and bus stops on a site, for example, can mean the difference between having transit users walk long distances through the rain or being dropped off at the door. Something as simple as the provision of covered bicycle racks may encourage a would-be cyclist.

Policy LU-3.7: Reduce minimum parking requirements in areas based on the availability of amenities such as frequent transit service and convenient shops and services.

Where people have viable alternatives to car ownership and lower parking needs are demonstrated, new development should not be required to build more parking supply than the actual demand. Unused parking is an inefficient use of land and imposes significant additional costs on residents and businesses.

Policy LU-3.8: Create a complementary relationship between adjoining land uses and the Cross Kirkland Corridor and Eastside Rail Corridor, both in terms of short term nonmotorized access and future opportunities for high capacity transit.

The corridors have evolved significantly from heavy rail use to nonmotorized access and recreation. The corridors will continue to evolve as opportunities for future transportation are realized. This evolution should be carefully considered and leveraged in relation to planned land use along the corridor.

Policy LU-3.96: Encourage vehicular and nonmotorized connections between adjacent properties.

Improved pedestrian connections between adjacent properties and to adjacent streets minimizes walking distances and provides safe walking surfaces, which in turn can result in less driving and more opportunities for physical activity. Vehicle connections between adjacent properties reduce congestion on streets, number of turning movements and gasoline consumption. ~~Lack of connections between adjacent properties may mean that a car must return to a busy street and then turn again into an adjoining lot to gain access.~~ Fences or impenetrable landscape buffers may prevent convenient pedestrian connections ~~to the business next door or force long detours out to the sidewalk and then back into the adjoining property.~~ The intent of this policy is to encourage connections and to avoid such ~~unintentional~~ barriers to easy access.

Residential Land Uses

Most of the land in Kirkland is developed with housing of some type - whether ~~detached~~ single-family or multifamily homes, ~~townhouses, or other attached or stacked units.~~ ~~Preservation and protection of these residential neighborhoods is an important goal.~~ Kirkland will continue to be primarily a residential community and ~~that~~ preservation and protection of residential neighborhoods is an important goal to ensure future livability.

The notion of preserving community character is one that is explored more fully in the Housing and Community Character Elements and the Neighborhood Plans, where careful review of the features that make a neighborhood unique are identified. In the Land Use Element, the general notion of protection of community character is promoted. However, this Element also acknowledges that the community will be growing and that a balance must be struck between providing more housing units and preserving the neighborhoods as they are today.

Several of the most important housing issues – affordability, special needs housing, and accessory units – are not addressed in this Element. They are discussed, instead, in the Housing Element.

Goal LU-4: Protect and enhance the character and, quality, ~~and function~~ of ~~existing~~ residential neighborhoods while accommodating the City's growth targets.

Policy LU-4.1: Maintain and enhance the character of Kirkland's ~~single family~~ residential ~~character areas~~.

The community's vision and guiding principles established in this Plan foresee residential neighborhoods that remain vibrant, livable, diverse, and affordable., ~~as described in the Vision Statement of this Plan, is that Kirkland's residential areas are diverse with a variety of housing choices including single family detached, attached, stacked, cottage, carriage styles and accessory dwelling units.~~

Policy LU-4.2: Locate the ~~most highest~~ density residential areas close to shops and services and transportation hubs.

Denser residential areas ~~such as apartments and condominiums~~ should continue to be sited close to or within commercial areas and transportation hubs to increase transportation choices ~~the viability of the multimodal transportation system~~.

Policy LU-4.3: ~~Continue to a~~Allow for new residential growth ~~throughout the community~~, consistent with the basic pattern of land use in the City.

~~Although the Land Use Element states that opportunities for new housing units should be dispersed throughout the community, significantly greater densities are not targeted for low density neighborhoods. Instead,~~ infill development is expected in these low density residential areas based on availability of developable land, while higher densities are clustered near existing commercial areas.

Policy LU-4.4: Consider neighborhood character and integrity when determining the extent and type of land use changes.

Protection of community character is a theme woven throughout the Land Use Element. Community character is most clearly expressed through the Neighborhood Plans. It is the intent of this policy to direct specific consideration of the unique characteristics of neighborhoods, as described in the Neighborhood Plans, before committing to major area-wide residential land use changes.

Commercial and Mixed Use Land Uses

Commercial land uses are a critical part of the Kirkland community. They provide shopping and service opportunities for Kirkland residents, and also create employment within the City. The tax revenues generated by business help fund the capital facilities and public services that residents enjoy.

In return, the quality of life in the City's neighborhoods provides a main attraction for both businesses and their patrons. The proximity to Lake Washington, the fine system of parks, the availability of a

regional medical center ~~with good medical care~~, top notch educational facilities, the environmental ethic of the community, and quality infrastructure attract outsiders to Kirkland and make the City a good place to do business – for employers, employees, and customers.

Problems that the community faces – traffic congestion, particularly – create concerns for commercial land uses. Ease of transporting goods and adequate parking are especially important. An underlying premise of the Land Use Element, ~~expressed in the Vision Statement~~, is that, in the future, residents of the City will not drive as much as they do presently to ~~minimize avoid being in~~ traffic congestion ~~and reduce parking needs~~. To that end, the Element attempts to promote commercial land use patterns that support ~~alternative~~ transportation ~~choices, modes and locate housing in commercial areas where appropriate~~.

Along with the need to provide new housing units for future residents, the City will need to designate adequate land area for commercial uses, some of which may employ Kirkland residents. If the opportunity for local employment is increased, the high proportion of residents who work outside the community may be reduced. This in turn would ease traffic congestion by shortening commute trips and making other modes of travel to work more feasible.

In addition, many of Kirkland's commercial area are designated for mixed use development. Mixed use development is a fundamental part of the regional and local growth strategy. As evidenced in areas like Downtown Kirkland and Juanita Village, the mixing of residential and commercial uses creates compact, walkable, transit-oriented communities. Residents and employees in these communities have choices about the mode of transportation they use to meet their daily needs, businesses benefit by having a close-in customer base, and public services are more efficiently provided to more people. The Land Use Element emphasizes the quality of the mixed use environment to ensure that mixed use development creates highly desirable places for people to live, work, and play.

Currently, a ~~hierarchy-variety~~ of “commercial and mixed use development areas” exists in the City, based primarily on size and relationship to the regional market and transportation system (see Figure LU-2: Commercial and Mixed Use Areas).

Some of Kirkland's commercial areas serve primarily the surrounding neighborhood; Residents depend on their neighborhood grocery store, dry cleaners, bank, etc., for everyday needs. ~~Others commercial areas~~ have a subregional or regional draw. Most of the larger commercial areas are centered around major intersections. ~~They depend on principal arterials, the freeway, or the railroad for goods transport and for bringing in workers or customers. Smaller commercial areas, Neighborhood Centers, for example, have a more localized draw. Residents depend on their neighborhood grocery store, dry cleaners, bank, etc., for everyday needs.~~

The Land Use Element provides general direction for development standards in commercial and mixed use areas ~~and describes the future of specific commercial areas in Kirkland~~. The following terms are used in the discussion of commercial and mixed use areas ~~and uses~~:

Urban Center (Mixed Use)

An Urban Center is a regionally significant concentration of employment and housing, with direct service by high-capacity transit and a wide range of land uses, such as retail, recreational, public

facilities, parks and open space. An Urban Center has a mix of uses and densities to efficiently support transit as part of the regional high-capacity transit system.

Downtown Kirkland (Mixed Use) Activity Area

~~Downtown Kirkland~~An Activity Area is an area of moderate commercial and residential concentration that functions as a focal point for the community and is served by a transit center.

Mixed Use Village Business District

A ~~Mixed Use Village Business District~~ is an area that serves the needs for goods and services of the local community as well as the subregional market, ~~as well as the local community~~. These districts vary in uses and intensities and may include office, retail, restaurants, housing, hotels and service businesses. Grocery stores are considered a high-priority anchor for these areas. Residential uses are encouraged where they support and do not displace the commercial viability of these areas.

Neighborhood Center

~~A Neighborhood Center is an area of commercial activity dispensing commodities primarily to the neighborhood. A supermarket may be a major tenant; other stores may include a drug store, variety, hardware, barber, beauty shop, laundry, dry cleaning, and other local retail enterprises. These centers provide facilities to serve the everyday needs of the neighborhood. Residential uses may be located on upper stories of commercial buildings in the center.~~

Neighborhood Residential Market

A Neighborhood Market consists of individual stores or mixed-use buildings/centers that are pedestrian-oriented and serve the local neighborhood. Residential scale and design are critical to integrate these uses into the surrounding residential area. Residential uses may be located above or behind commercial uses in the center, at densities specified in the Comprehensive Plan.

Mixed Use Business Center

Mixed Use Business Centers are employment centers that incorporate a mix of uses including office, retail, restaurant, and hotels. Residential uses are encouraged to strengthen these areas as active 24-hour communities.

Corridor District (Mixed Use)

Corridor Districts are linear districts arranged along an arterial with commercial uses that benefit from automobile and transit volumes. Enhanced pedestrian orientation and integration residential uses are critical to integrating these corridors with adjoining land uses.

Commercial Flex Light Industrial/High Technology Area

A Commercial Flex areas~~Light Industrial/High Technology area~~ serves both the local and regional markets and may include office, light manufacturing, high technology, wholesale trade, ~~storage facilities~~ and limited retail. They do not include residential uses.

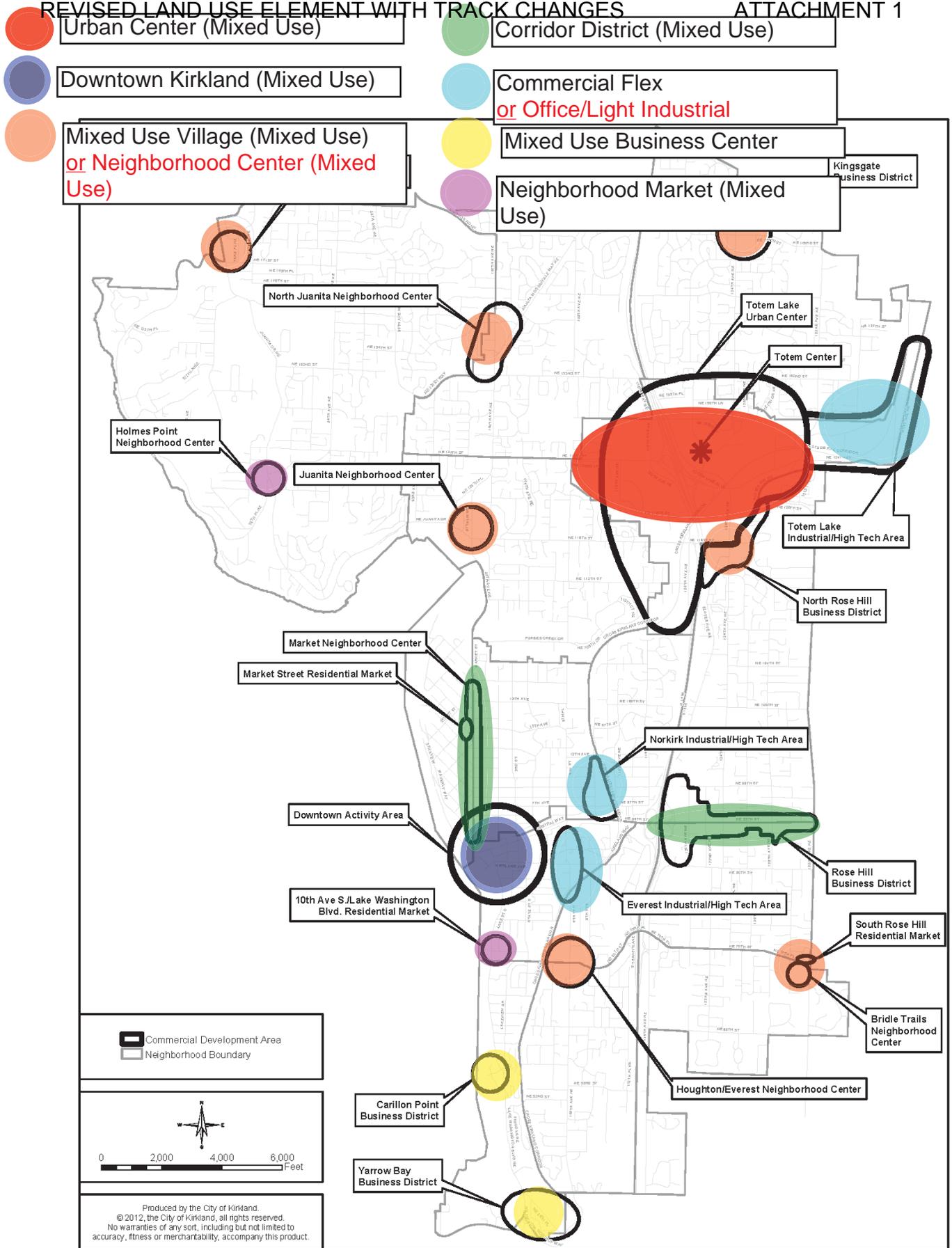


Figure LU-2: Commercial Areas

Commercial & Mixed Use Areas

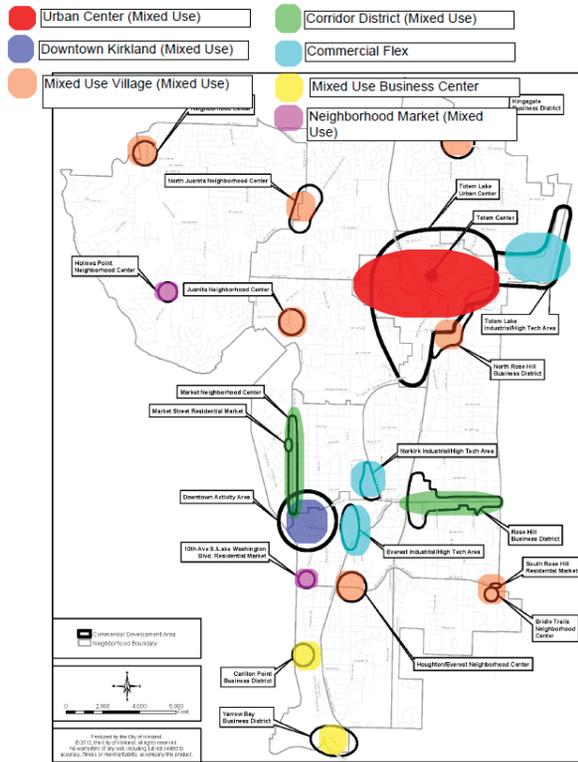


Figure LU-2: Commercial Areas

Commercial & Mixed Use Areas

Goal LU-5: Plan for a hierarchy of commercial and mixed use development areas serving neighborhood, community, and/or regional needs.

Policy LU-5.1: Reflect the following principles in development standards and land use plans for commercial and mixed use areas:

Urban Design

- Create lively and attractive districts with a human scale.
- ~~Create attractive, pedestrian-oriented streets through building placement and design and by minimizing the obtrusive nature of parking lots.~~
- Support a mix of retail, office, and residential uses in multistory structures.
- Create effective transitions between commercial areas and surrounding residential neighborhoods.
- ~~Protect residential areas from excessive noise, exterior lighting, glare, visual nuisances, and other conditions which detract from the quality of the living environment.~~

Access

- Encourage multimodal transportation options, ~~especially during peak traffic periods.~~
- Promote an intensity and density of land uses sufficient to support effective transit and pedestrian activity.
- Promote a street pattern that provides through connections, pedestrian accessibility and vehicular access.
- Encourage pedestrian travel to and within ~~the~~ commercial and mixed use areas by providing:

- Safe and attractive walkways;
- Close groupings of stores and offices;
- ~~Structured and underground parking to reduce walking distances and provide overhead weather protection; and~~
- ~~Placement of off-street surface parking in structures, underground, or to the back or to the side of buildings to maximize pedestrian access from the sidewalk(s).~~
- ~~Promote non-SOV travel by reducing total parking area where transit service is frequent.~~

Each commercial and mixed use area has its own unique attributes, although generalized development guidelines which work to preserve community character and support a ~~multimodal-complete~~ transportation system are described in the above policies. Particular emphasis is placed on improving pedestrian accessibility in commercial areas.

These policies recognize that urban design is important, and that well-designed commercial and mixed use areas, in partnership with Kirkland's residential neighborhoods, will project a positive community image.

Good urban ~~commercial~~ design complements and enhances adjacent residential areas.

Policy LU-5.2: Maintain and strengthen existing commercial and mixed use areas by focusing economic development within them~~and establishing development guidelines.~~

The intent of this policy is that future economic development be concentrated in existing commercial and mixed use areas. This concentration can help to maintain and strengthen these areas and also promote orderly and efficient growth that minimizes impacts and service expansion costs. Concentration also allows businesses to benefit from proximity to each other.

Intensification, rather than expansion of the boundaries of existing commercial areas into surrounding residential neighborhoods, is desirable. Infilling is preferred, particularly when it would create a denser pattern of development that is focused less on the ~~private~~ automobile and more on the opportunity for multiple transportation modes. Redevelopment may also provide new opportunities, especially in commercial areas where the community vision has changed over time.

Policy LU-5.3: Enhance and strengthen Kirkland's commercial and mixed use areas consistent with the neighborhood plan for each area.

Each of Kirkland's commercial and mixed use areas has unique characteristics based on its role in the community and/or region. Totem Lake is designated as an Urban Center and the Totem Lake neighborhood plan will guide its redevelopment. Downtown Kirkland is the community's historic commercial center and the Moss Bay neighborhood plan establishes the policy guidance for its future. Similarly, policies for each area will be found in the applicable neighborhood plan.

Policy LU-5.4: Provide opportunities for a variety of employment.

Kirkland's commercial areas provide a diversity of jobs; from primary jobs that that bring new revenue into the community, to high-tech jobs that attract creative industry leaders, to service jobs that provide necessary goods and services to the community. All of these employment types are important to a

balanced community and plans for each of Kirkland's commercial areas should strengthen appropriate employment opportunities.

Policy LU-5-5: Maintain and enhance Kirkland's diverse Mixed Use Villages to serve as business centers and as walkable focal points for the local community. Reflect the following principles in development standards and land use plans for these areas:

- Preserve and enhance neighborhood-serving retail, especially grocery stores.
- Promote a mix of complementary uses.
- Support redevelopment at an intensity that helps meet Kirkland's required growth targets in walkable neighborhoods with good transit service.
- Create gathering places and opportunities for social interaction.
- Create and maintain unique places that complement and reflect the character of the surrounding neighborhood.

The general principles for Mixed Use Villages are intended to preserve and enhance vibrant, economically healthy, and walkable communities. The neighborhood plan for each village should ensure that the vision responds to the unique qualities of the area.

Policy LU-5.6: Encourage redevelopment and adaptive reuse of Kirkland's Flex Commercial areas in a manner that supports the existing mix of allowed uses while enabling these areas to evolve into innovative areas for commerce and employment.

Kirkland's Flex Commercial areas owe their diversity to a history of industrial development – much of it located along the former heavy rail corridor. As new industrial development shifts elsewhere in the region, Kirkland's Flex Commercial areas will serve two vital roles. First, existing development is in demand for a variety of uses that can be accommodated in the existing building stock. Second, over time, more high-tech companies will locate new development in these areas and benefit from the availability of large parcels with access to the Cross Kirkland Corridor and Eastside Rail Corridor and vibrant neighborhoods.

Policy LU 5.3: Maintain and enhance Kirkland's Central Business District (CBD) as a regional Activity Area, reflecting the following principles in development standards and land use plans:

- Create a compact area to support a transit center and promote pedestrian activity.
- Promote a mix of uses, including retail, office and housing.
- Encourage uses that will provide both daytime and evening activities.
- Support civic, cultural, and entertainment activities.
- Provide sufficient public open space and recreational opportunities.
- Enhance, and provide access to, the waterfront.

As its name implies, the Central Business District (CBD) has historically been the center of commercial activity in Kirkland. As Framework Goal 3 states, Downtown is also a residential, civic, cultural, and entertainment focal point and has the most dominant role in contributing to the City's identity. These prominent roles of the CBD should be maintained and enhanced.

Policy LU 5.4: Support Totem Lake's development as an Urban Center with a diverse pattern of land uses.

- ~~Recognize Totem Center, the area around Totem Lake Mall and Evergreen Healthcare Medical Center, as the “core” district where the highest densities and intensities of land use are focused.~~
- ~~Create a compact area to support the planned transit center and promote pedestrian activity.~~
- ~~Encourage uses which will provide both daytime and evening activities.~~
- ~~Provide sufficient public open space and recreational opportunities.~~
- ~~Enhance the natural condition and function of Totem Lake.~~
- ~~Promote superior urban design throughout the Urban Center through standards that address human and architectural scale and design. Through coordination of improvements in the public realm, affirm and create a “sense of identity” for the Totem Lake Urban Center. Ensure that the built environment enhances and contributes to a highly successful pedestrian environment, particularly in Totem Center, where connections between business, transit and the living environment are key to establishing a vibrant community. The Design Guidelines for Totem Lake Neighborhood and the Pedestrian Oriented Design Guidelines provide specific direction for this area.~~
- ~~Provide an interconnected street system for pedestrian and vehicular access.~~

~~Totem Lake is a major center of employment and trade for the City. In 2003, the neighborhood had the most land devoted to commercial, industrial and office uses in the City, and the second-highest residential densities per residentially developed acre. The Totem Lake Neighborhood is also home to the City’s largest employer, Evergreen Healthcare Medical Center. The boundaries of the Totem Lake Urban Center generally correspond to the neighborhood boundaries, with a relatively small addition at the Center’s east border, where a multifamily area in the North Rose Hill neighborhood is included.~~

~~The policies above are designed to reinforce Totem Lake’s important commercial role, but also to set a new direction for development in the Totem Center core of the Totem Lake Urban Center. The Totem Center boundaries encompass the Totem Lake Mall, the Evergreen Healthcare Medical Center, and the mixed use areas west and north of the hospital campus. Increases in residential and commercial densities in Totem Center will serve two purposes — providing new housing units for the growth expected in Kirkland over the next 20 years, and developing higher intensity and a more compact land use pattern that encourages pedestrian use and provides additional support for transit. By the year 2022, it is expected that 11 percent of the City’s housing growth and 42 percent of the City’s employment growth will have occurred within the Totem Lake Neighborhood.~~

~~Totem Center may serve as the focus for the diverse land uses in the overall Urban Center, and to provide the area with a recognizable heart providing a sense of identity to the Totem Lake neighborhood. The larger Totem Lake Urban Center is poised to achieve many of the goals of growth management, including an efficient transportation system with transit and the pedestrian and bicycle access called for in this plan, as well as a compact, mixed-use development pattern. Designated densities in the Totem Lake Urban Center are sufficient to accommodate an increased share of the region’s growth, and its needs for housing, jobs, health care and other services, along with cultural and recreational activities. Regional investment in additional transportation infrastructure will support Totem Lake Urban Center in achieving these goals.~~

~~Policy LU 5.5: Enhance and strengthen the commercial viability of the Rose Hill Business District by implementing the NE 85th Street Subarea Plan.~~

~~The Rose Hill Business District is a commercial corridor located along NE 85th Street connecting Redmond with I-405 and Kirkland. The business district’s role is one of serving both the local market in~~

Kirkland, particularly the North and South Rose Hill Neighborhoods, and a broader subregional area due to direct freeway access. The NE 85th Street Subarea Plan set a new direction for the corridor with the goal of transforming the current strip center development pattern into more mixed-use development by implementing the following principles in development standards and transportation improvements:

- Land use policies encourage taller buildings located near the I-405 freeway interchange with lower buildings toward the east portion of the corridor and adjacent to residential areas to the north and south.
- New design standards will create an attractive commercial area by encouraging buildings to be oriented to the sidewalk with parking to the side or rear, enhance pedestrian orientation, and create effective buffers and transitions between commercial uses and adjacent residential uses.
- New street improvements such as new sidewalks, lighting and street trees will revitalize the district and increase pedestrian circulation and safety.
- Transportation improvements planned by Sound Transit and King County along the corridor will improve local and regional transit mobility.

Policy LU-5.6: Encourage increased residential capacity in the North Rose Hill Business District (NRHBD) to help meet housing needs.

- Encourage mixed-use commercial/residential development.
- Promote a broad range of uses as an extension of the Totem Lake Urban Center.
- Provide a transition to the residential core in the North Rose Hill neighborhood.

The North Rose Hill Business District is a mix of retail, wholesale, and office businesses. Along NE 116th Street and close to I-405, a broad range of uses is encouraged as an extension of the Totem Lake Urban Center. By providing height and/or density incentives for residential uses, the area near the freeway should redevelop over time with mixed-use commercial/residential. Further from the freeway and east of the NE 116th Street/124th Avenue NE intersection, commercial uses with a neighborhood orientation are appropriate in recognition of this area's proximity to residential development. Development to the south along Slater Ave. NE and 124th Avenue NE should redevelop with stand-alone residential or mixed-use office/residential uses as a transition to the residential core of the North Rose Hill Neighborhood.

Policy LU-5.7: Emphasize new office development with a complementary mix of supporting uses in the Business District at the Yarrow Bay interchange area.

The Yarrow Bay interchange area is largely developed with offices and this pattern of land use should continue. However, supporting retail uses, such as office supply stores, restaurants and delis, and print shops, should be encouraged to locate in this area to minimize travel trips by office workers.

Policy LU-5.8: Promote development within the Bridle Trails, Houghton/Everest, and Juanita Neighborhood Centers that becomes part of the neighborhood in the way it looks and in the functions it serves.

Neighborhood centers provide services to surrounding residential neighborhoods so that residents may shop close to home. They also may function as the focal point for a community. Because of these important ties to their neighborhood, neighborhood centers should develop in ways that provide goods and services needed by the local residents, enhance physical connections to the surrounding neighborhoods, foster good will and provide an opportunity for people to mingle and converse.

~~Policy LU 5.9: Allow small markets in residential areas where identified in the neighborhood plan, subject to the following development and design standards:~~

- ~~• Locate small scale neighborhood retail and personal services where local economic demand and local citizen acceptance are demonstrated.~~
- ~~• Provide the minimum amount of off street parking necessary to serve market customers.~~
- ~~• Ensure that building design is compatible with the neighborhood in size, scale, and character.~~

~~The intent of this policy is to permit small individual stores or service businesses in residential areas on a case by case basis. These businesses should cater to nearby residents, be oriented to pedestrian traffic, and require very little customer parking. They should be designed and located in a manner that is compatible with adjacent residences and that will not encourage the spread of commercial uses into residential areas. They should be located where local economic demand and neighborhood acceptance can be demonstrated.~~

~~**Goal LU 6:** Provide opportunities for a variety of employment.~~

~~Policy LU 6.1: Provide opportunities for light industrial and high technology uses.~~

~~While Kirkland is not interested in recruiting heavy industry, the City is supportive of existing industrial enterprises and wants to encourage new high technology businesses to locate here.~~

~~Policies that encourage residential and retail encroachment in industrial areas drive up the cost of land and promote conflicts which may force displacement of industrial operations. The strategy in the Land Use Element is to maintain industrial uses, while acknowledging that, in some parts of the City, industrial lands may be considered for conversion to other land uses.~~

~~Recognizing that each industrial area in the City has its own distinct character, the range of uses may vary between districts and may include some nonindustrial uses. Factors which should be taken into account when determining appropriate land uses include existing uses, surrounding uses, the local transportation system, and the effect on maintenance of primary jobs in the local job market.~~

~~Policy LU 6.2: Encourage and support locations for businesses providing primary jobs in Kirkland.~~

~~Primary jobs bring dollars into the community and result in a higher per capita income for Kirkland residents. As incomes go up, more money can be spent on goods and services. Housing becomes more affordable and the City's ability to finance public services is increased.~~

Open Space, Recreation and Resource Protection

Open space ~~is land area free of buildings or other structures which~~ may serve amenity, utilitarian and/or recreational purposes. Open space also may protect and preserve special natural places such as stream corridors, wetlands, ~~drainage basins~~ and wildlife habitat. As growth continues, the value of open space will increase, providing relief from the urban environment and an opportunity to experience nature inside the City.

~~Public agencies, including the City, King County, and the State~~The City already owns important areas of open space ~~within and on the borders of the City—including Juanita Bay Park, property along Forbes Creek, Yarrow Bay Park, Watershed Park, and the waterfront parks— that could~~These areas serve as the foundation for an open space system. Wetland and stream setbacks and buffers provide corridors of open space. Native Growth Protection Easements, held by the City, also preserve, ~~in perpetuity,~~ environmentally sensitive open spaces and habitat.

Open space goals and policies are included in the Natural Environment, and Parks and Recreation Elements. The intent of the following goal is to prompt further action to identify and develop a coordinated and connected open space system. The accompanying policies address this process, and also speak to certain specific types of open space, ~~such as view corridors and the shoreline.~~

Goal LU-67: Establish a coordinated and connected system of open space throughout the City that:

- Preserves natural systems,
- Protects wildlife habitat and corridors,
- Provides land for recreation, and
- Preserves natural landforms and scenic areas.

~~Policy LU 7.1: Preserve and enhance the natural and aesthetic qualities of shoreline areas while allowing reasonable development to meet the needs of the City and its residents.~~

~~Kirkland is extremely fortunate to be located along the shores of Lake Washington. The Lake not only provides valuable recreational and scenic opportunities, it is also a significant source of the City's identity.~~

~~Policy LU 7.2: Promote public access to the shoreline where it is not in conflict with preserving environmentally sensitive areas or protecting significant wildlife habitat.~~

~~Maintaining and improving links to Lake Washington are important parts of the City's desired future. The Vision Statement says that access to and along the waterfront continues to be a priority. The Totem Lake and Forbes Lake shorelines also offer valuable resources to the community.~~

Policy LU-6.17.3: Distribute parks and open spaces throughout the City, but particularly focus new facilities in areas of the City facing the greatest population growth, in areas where facilities are deficient, and/or in areas where connections of the open space network could be made.

The intent of this policy is to establish priorities for open space acquisition or protection.

Policy LU-6.27.4: Work with adjacent jurisdictions; ~~and County,~~ State, federal, and tribal governments; ~~and non-profit groups~~ to identify and protect open space networks to be preserved within and around Kirkland.

Preserving open space corridors inside in the City need not conflict with private property rights or preclude the reasonable use of land. To this end, a variety of strategies should be considered that provide opportunities for negotiating "win-win" approaches to preservation and development.

Policy LU-6.3: Consider the City's streets and the Cross Kirkland Corridor as integral parts of the overall open space network.

A high percentage of the City's land area is in public-rights-of-way. In addition to the vehicular functions they serve, these areas are an important part of Kirkland's pedestrian and green-space network. Management of streets to preserve and enhance these functions improves the cohesiveness of the overall system. In addition, the Cross Kirkland Corridor and Eastside Rail Corridor provide an extraordinary opportunity to link many existing open spaces together in a coordinated manner.

Policy LU-6.4: Preserve Kirkland's urban separators (permanent low density lands which protect environmentally sensitive areas and create open space corridors within and between urban areas), including Lake Washington, Bridle Trails State Park, and St. Edward's State Park.

Urban separators break up urban development and help distinguish between communities. Kirkland is fortunate to have several "ready-made" urban separators. The City should also explore opportunities to create new urban separators as part of the open space network.

Goal LU-7: Protect and enhance Kirkland's natural resources.

Policy 7.1: Continue to designate and protect critical areas based on best available science, with special consideration to preserving and enhancing anadromous fisheries.

Critical areas include wetlands, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

Policy LU-7.2: Decrease greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at intensities sufficient to promote walking, bicycling, and transit.

Kirkland has signed onto the U.S. Mayor's Climate protection agreement, which includes a commitment to reducing the City's global warming emissions and adopting land use policies and regulations that reduce sprawl, preserve open space and the urban forest, and create a compact, walkable community with transportation options.

Essential Public Facilities, Government Facilities and Community Facilities

Essential public facilities as well as government and community facilities serve a variety of populations. Some serve local low-income residents who may not have easy access to private transportation. Others, such as landfills, serve regional waste haulers in large trucks along with local residents. Recognition of the unique characteristics of the clients of these facilities is important to their siting.

Government facilities are uses consisting of services and facilities operated from any level of government. Community facilities are uses that serve the public and are generally of a public service, noncommercial nature and usually operated by nonprofit agencies or organizations. Some government and community facilities are also classified as "essential public facilities" as defined in Chapter 36.70A RCW and as discussed below in more detail.

RCW 36.70A.200 states that, "No local comprehensive plan or development regulation may preclude the siting of essential public facilities" and requires that each county and city have "a process for identifying and siting essential public facilities." Essential public facilities are defined in RCW 36.70A.200 as "those facilities that are typically difficult to site, such as airports, State education facilities and State or regional transportation facilities as defined in RCW 47.06.140, State and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020." The State Office of Financial Management maintains a list of essential State public facilities and may at any time add facilities to the list.

The intent of the following goal is to acknowledge that different essential public facilities as well as government and community facilities have different siting needs, depending on their customers and their unique characteristics. Kirkland residents depend on all of these facilities. For that reason, their location within the City should not be precluded. However, Kirkland is also a well-established community with a strong desire to maintain existing community character. The possible negative impacts of siting these facilities in the City should be mitigated to the maximum extent possible, but mitigation should not be unreasonable to the point of precluding the facilities.

Goal LU-8: ~~The City should m~~Maintain criteria, regulations and procedures that allow for the siting of essential public facilities as well as government and community facilities.

Policy LU-8.1: Work cooperatively with King County, the State and/or other cities to site essential public facilities.

The King County Countywide Planning Policies set out a process whereby all local jurisdictions and the County will jointly develop standards for the siting of essential public facilities. The City should work cooperatively with the State, King County and other cities in the siting of essential public facilities.

Policy LU-8.2: Consider the following in siting essential public facilities:

- Accessibility to the people served;
- Public involvement;
- Protection of neighborhoods;
- Preservation of natural resources;
- The cost-effectiveness of service delivery;
- Location near transit and mixed-use centers; and
- The goals and policies of the City's Comprehensive Plan.

The intent of this policy is to set forth the criteria which Kirkland should use in assessing locations for new or expanded essential public facilities.

However, the criteria may not be used to deny approval of or impose restrictions on essential public facilities inconsistent with State statutory provisions and the King County Countywide Planning Policies.

Policy LU-8.3: Design essential public facilities as well as government and community facilities to reduce incompatibility with adjacent land uses.

It may be impossible for some essential public facilities as well as government and community facilities to be completely compatible with adjacent land uses. The unique nature of their operation and their special siting needs may result in some conflict with surrounding development. However, such incompatibilities should be minimized and these facilities should take responsibility for being good neighbors.

The City's development regulations contain review processes and criteria for siting essential public facilities as well as government and community facilities.

LAND USE ELEMENT

A. INTRODUCTION

Kirkland's existing pattern of land use has served the City well for many years. Over the next 20 years, the real challenge for the community will be how to preserve existing community character in the face of continued population and employment growth.

Kirkland is part of a regional and interrelated pattern of land uses. Most land in the City is devoted to housing, and the majority of Kirkland residents commute to other communities to work.

The following Table LU-1 shows the percent of land uses based on the City's total land area in 2013: change from table to to pie chart

Table LU-1
2013 – Land Use by Percent of the City's
Total Land Area

Land Use	Percent
Single family	46
Right-of-Way	20
Multifamily	8
Parks	8
Vacant	6
Institutional	5
Commercial	3
Office	2
Industrial	2
Utilities	.44
Mixed Use	.20

Source: City of Kirkland "Community Profile" and King County Assessor's

Kirkland is also a balanced community, providing shops, services and employment both for local residents and for those who live in other communities. In fact, in 2000 Kirkland's ratio of jobs to

households was very close to the same as exists in King County, illustrating that Kirkland had its fair share of jobs. Table LU-2 below shows the job to household ratios for 2000 and 2022 at growth targets.

**Table LU-2
Jobs to Household Ratio**

	2013	2035 @ Growth Targets
Kirkland		
King County		

Source: *Still gathering data*

Kirkland is also a city of neighborhoods – each with its own mix of population, housing, commercial opportunities, and visual features which help form its unique character. The City’s residential neighborhoods are generally strong and well established. They are also diverse in housing type, size, style, history, maturity and affordability. More mixed-use residential/commercial centers have developed, including Juanita Village and Downtown Kirkland.

The commercial areas are healthy, offer a broad range of goods and services, and provide a strong tax base to help fund public services and facilities. Kirkland has a diverse economic base with several retail centers, mixed-use retail/office districts, a regional health care center, auto dealerships, business parks, industrial complexes and home-based businesses.

More information on existing land uses can be found in the City’s *Community Profile* document available in the Planning Department at Kirkland City Hall.

Between 2013 and 2035, the City will grow by nearly 8,361 new housing units and 22,435 jobs. These projections are referred to as “growth targets”. Under the Growth Management Act, planning policies seek to direct growth to existing and emerging urban areas within the metropolitan region. The King County Growth Management Planning Council allocates growth targets to jurisdictions and Kirkland is responsible for planning for the increased needs for housing, commercial floorspace, and public services.

Future growth will raise other issues relating to land use: special needs housing, increased traffic congestion, pressure on natural resources and challenges to locate regional facilities. A larger proportion of elderly residents will focus new attention on the special housing and transportation needs of this group. Land use relationships which support transit and provide shops and services closer to home will be important for those with decreased mobility. And, with growth not only in Kirkland, but throughout the Puget Sound region, the community will continue to suffer from the problems of traffic congestion, diminishing natural resources, and the need to find locations for new regional facilities. Regional solutions will be needed to solve these problems.

Issues which must be addressed by the Land Use Element include:

- How to plan for the 2035 household and employment growth targets established by the King County Growth Management Planning Council.

- How to manage the new growth to protect the residential character of the community, while allowing for new and innovative development that responds to changing household needs.
- How to provide for a diversity of employment opportunities and maintain viable commercial areas.
- How to use the pattern of land use to minimize traffic congestion and protect local air quality.
- How to maintain a land use pattern that can be efficiently and effectively served by public services and utilities.
- How to protect Kirkland's environmentally sensitive areas, open space corridors, drainage basins, steep slopes, and shoreline as new housing units and commercial floorspace are developed.
- How to respond to the regional responsibility to help site new regional facilities.

The Land Use Element works together with the other elements of the Comprehensive Plan to answer these questions. While the Land Use Element addresses accommodating growth and sets out general residential siting criteria, the Housing Element more specifically addresses issues of neighborhood character, affordability, and special needs housing.

The Transportation Element identifies the improvements needed to support the land use pattern established by the Land Use Element.

Growth management concerns identified in this element, such as preservation of community character, relationship to the natural environment, and adequate public and human services are amplified in the Community Character, Natural Environment, Parks and Recreation, Capital Facilities, Human Services, Utilities, and Public Services Elements.

Finally, the Land Use Element's discussion of commercial areas is strongly tied to the Economic Development Element. Kirkland's goal to "strengthen the unique role and economic success of Kirkland's commercial areas" (Economic Development Goal ED-3) is echoed in the Land Use Element.

B. THE LAND USE CONCEPT

The fundamental goal of the Land Use Element is to maintain a balanced and complete community by retaining the community's character and quality of life, while accommodating growth and minimizing traffic congestion and service delivery costs. To accomplish this, the Element:

- Seeks a compact and walkable community with shops, services and employment close to home; numerous civic activities and entertainment options; high-quality educational facilities; numerous parks; and a variety of housing choices.
- Identifies the values that must be weighed in managing growth. Goals and policies promote a land use pattern that is orderly, compact, well- designed, and responsive both to the natural and physical environment.
- Proposes a land use pattern that supports a multimodal transportation system and results in more efficient service delivery. Placing urban neighborhoods around commercial areas allows residents to walk or bicycle to corner stores or neighborhood centers, and then connect by transit to other commercial areas. High-capacity transit could connect and serve larger commercial areas, both inside and outside of the community.
- Protects existing residential neighborhoods. Goals and policies support a stable nucleus of single-family housing and more housing options. Higher-density residential areas continue to be located near commercial centers and transportation hubs.

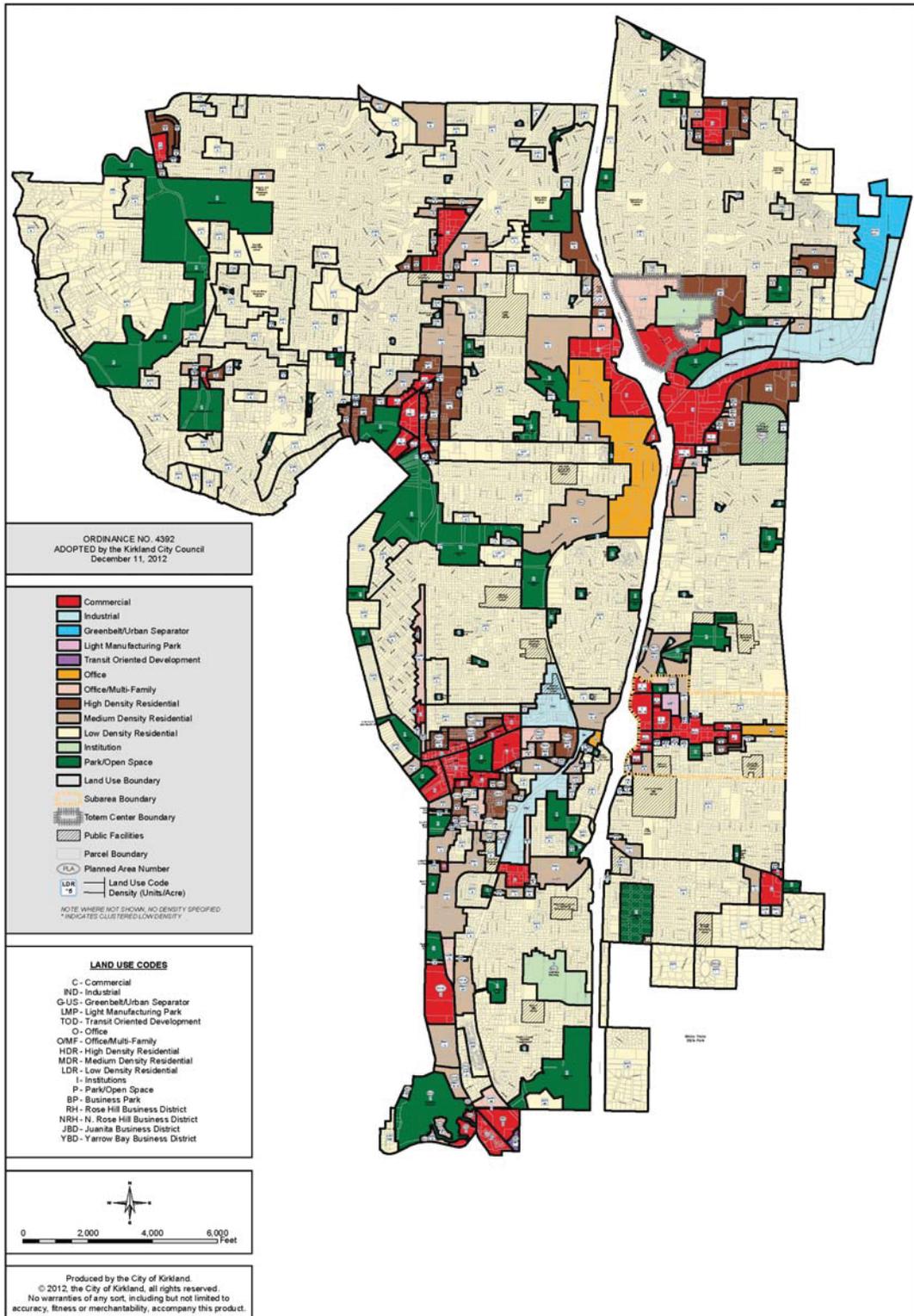
- Supports a range of employment opportunities in the City and sets out standards for vibrant commercial areas. Opportunities for new growth are provided in the Totem Lake Center and Downtown Kirkland. Other existing commercial areas in the City are maintained and strengthened. While not encouraging heavy industry, goals and policies work to preserve opportunities for higher-paying jobs to locate in the City.
- Encourages preservation of an open space network, including environmentally sensitive areas, recreational facilities, and the shoreline; and
- Acknowledges the City's regional role in working with other jurisdictions and the County to site regional facilities.

C. LAND USE MAP AND DEFINITIONS

The Comprehensive Plan Land Use Map (Figure LU-1) indicates where certain types of uses may be appropriate.

The Comprehensive Plan Land Use Map identifies areas for a range of housing densities and a variety of nonresidential uses. The Map contains land use designations reflecting the predominant use allowed in each area. These designations are reflected in a broad variety of zoning districts on the Kirkland Zoning Map. Within some of these land use designations are mixed-use developments.

The land use categories mapped on the Comprehensive Plan Land Use Map are defined in the Glossary, Appendix ____:



LU-1 Comprehensive Land Use Map

Existing, no changes at this time. Changes may result from CAR's or Neighborhood Plan review

Table LU-3 below provides a range of residential densities described in the Comprehensive Plan with comparable zoning classifications. In many of Kirkland’s commercial and mixed use areas, the Comprehensive Plan does not specify a maximum residential density.

**Table LU-3
Residential Densities and Comparable Zones**

General Residential Densities	Residential Densities as Specified in Comprehensive Plan in Dwelling Units per Net Acres (d/a)	Comparable Zoning Classification
GREENBELT/URBAN SEPARATOR	Up to 1 d/a	RSA – 1
LOW DENSITY	Up to 1 d/a	RS – 35,000, RSX – 35,000
	Up to 3 d/a	RS – 12,500, RSX – 12,500
	4 – 5 d/a	RS – 8,500, RSX – 8,500, RS – 7,200, RSX – 7,200, RSA – 4
	6 d/a	RS – 7,200, RSX – 7,200, RSA – 6
	7 d/a	RS – 6,300
MEDIUM DENSITY	8 – 9 d/a	RM – 5,000, RMA – 5,000
	10 – 14 d/a	RM – 3,600, RMA – 3,600
HIGH DENSITY	15 – 18 d/a	RM – 2,400, RMA – 2,400, BNA
	19 – 24 d/a	RM – 1,800, RMA – 1,800, BNA
	48 d/a	BN, MSC 2

Higher unit per acre counts may occur within each classification if developed under the City’s PUD, innovative or affordable housing programs.

D. LAND USE GOALS AND POLICIES

Land Use goals and policies are organized into six categories: Growth Management; Land Use/Transportation Linkages; Residential; Commercial and Mixed Use; Open Space and Resource Protection; and Essential Public Facilities, Government Facilities and Community Facilities.

Growth Management

Washington's Growth Management Act establishes goals to be considered in the development of local comprehensive plans. These goals include concentrating growth in urban areas to provide efficient services and reduce sprawl, supporting transportation choices, providing housing that is affordable to all, and encouraging economic development. Vision 2040 sets an overarching goal of focusing growth in urban areas to create walkable, compact, transit-oriented communities that maintain local character. These goals are consistent with the vision established by Kirkland citizens.

Even so, implementing these goals requires balance. Growth and development changes the community and brings more traffic. How we manage that growth so that it fits with established community character and creates walkable places that provide residents and workers with transportation choices is the challenge. Kirkland has a long history of growth management that has preserved a community that remains a highly desirable place to live, work, and play. With thoughtful land use planning and an engaged citizenry, Kirkland will retain that quality in 2035 and beyond.

Goal LU-1: Manage community growth and redevelopment to ensure:

- *An orderly pattern of land use;*
- *A balanced and complete community;*
- *Maintenance and improvement of the City's existing character; and*
- *Protection of environmentally sensitive areas.*

Policy LU-1.1: Maintain clear and predictable development regulations that are consistent with City goals and policies.

Traditionally, development regulations have attempted to avert conflict by segregating development types into districts with relatively uniform development characteristics such as permitted uses or height. In many areas of Kirkland, this approach is a reasonable and effective method for regulating development.

In other parts of Kirkland, it may be possible and desirable to have several different types of development located relatively close to each other. Such a blending of development types could help reduce dependence on the automobile and provide greater opportunities for innovative mixed-use development. In these areas, development regulations may need to be specially developed to address the district's unique characteristics.

Policy LU-1.2: Create logical boundaries between land use districts that take into account such considerations as existing and planned land uses, access, property lines, topographic conditions, and natural features.

Boundaries between land use districts should make sense. Where features such as roads or parcel lines cannot be used to identify boundaries, natural features, such as streams or topographical changes, can form distinct edges. Allowed uses should be compatible with adjacent land use districts through physical improvements and/or design elements.

Policy LU-1.3: Encourage attractive site and building design that is compatible in scale and in character with existing or planned development.

Attractive site and building design can create a cohesive and functional development that reflects local character and fits well with surrounding uses. In parts of the City where the community vision has not yet been realized, however, new development should not necessarily look to surrounding uses for design ideas. Instead, the Comprehensive or Neighborhood Plan should be used to provide guidance on desirable characteristics.

Policy LU-1.4: Create effective transitions between different land uses.

Some of the most sensitive lands to plan are the transition areas between different types of uses. Uses along the boundary of a commercial area may generate impacts on nearby residential uses. Maintaining privacy may be an issue when mixing residential densities. Residential uses in close proximity to industrial development may set up nearly unresolvable conflicts with regard to noise and traffic.

Building and site design can act to minimize such conflicts. Buffers, such as fences, berms, or vegetation can minimize visual and noise impacts. Buildings might also serve a buffering purpose to the extent that they serve as visual screens or insulate noise. Effective land use transitions can also include building modulation, upper story setbacks, and other building design elements.

Within many of the City's commercial areas, mixing of land uses is encouraged to bring shops, services and offices in close proximity to residential uses. These mixed use areas provide an immediate market for the commercial services, convenient shopping and employment opportunities to the residences, and reduce the need to drive.

Policy LU-1.5: Regulate land use and development in environmentally sensitive areas to protect environmental quality and avoid unnecessary public and private costs.

Development in natural constraint areas may increase health and safety risks and create other unnecessary costs associated with hazards like landslides, flooding, uneven settlement, erosion, and disrupted subsurface drainage. Public and private costs are also incurred from development in areas with natural amenities or which perform utilitarian or biological functions. The purpose of this policy is to regulate, and in some cases restrict, development activity to ensure a high standard of environmental quality, and to prevent undue costs to property owners, neighbors, and the City.

- **Goal LU-2:** Promote a compact, efficient, and sustainable land use pattern in Kirkland that: Supports a multimodal transportation system that efficiently moves people and goods;
- Minimizes energy use, greenhouse gas emissions, and service costs;
- Conserves land, water, and natural resources; and
- Provides sufficient land area and development intensity to accommodate Kirkland's share of the regionally adopted population and employment targets.

Policy LU-2.1: Support a range of development densities in Kirkland, recognizing environmental constraints and community character.

The Countywide Planning Policies establish two broad categories of lands: urban and rural. Urban lands are those which are inside the Urban Growth Area, ranging from the suburban densities of much of the Eastside to the very high urban densities found in downtown Seattle. The Countywide Planning Policies identify all of Kirkland as an urban area.

Policy LU-2.2: Facilitate infill development and encourage redevelopment of underutilized land.

Some land in or adjacent to developed areas has been skipped over as development shifted to outlying areas. In some cases, natural constraints or other factors may have rendered the land unsuitable for development. It is not the intent of this policy to encourage development in environmentally sensitive areas or preclude the use of undeveloped land for open space. However, infill development is encouraged when environmental protection is ensured.

Redevelopment of existing development (for example, converting a parking lot to a new building with structured parking) may also occur as land use plans change. As in all cases, however, the benefits to be achieved under this policy must be weighed against the values expressed in other policies of this Plan – such values as historic preservation and maintenance of existing affordable housing.

Policy LU-2.3: Ensure an adequate supply of housing units and commercial floorspace to meet the required growth targets.

As growth occurs, the need for new housing units and commercial floorspace will increase. Kirkland is required to accommodate growth targets for household units and employment established by the King County Growth Management Planning Council as mandated by the Growth Management Act. The community must balance this need with the desire to retain existing community character and with the City’s ability to provide infrastructure and public services to serve the new growth. The City should monitor its existing residential and nonresidential capacity to determine how fast and where new growth is occurring and whether Kirkland can accommodate the required growth targets. Available capacity is a calculation of likely development potential in the foreseeable future based on certain assumptions and factors and assumed to cover a 20-year time horizon. Table LU-4 below shows that the City can accommodate the 2035 growth targets with its available capacity.

**Table LU-4
Comparison of Growth Targets and Available Capacity**

	2013 Existing¹	2035 Growth Targets²	Available Capacity³
Housing Units	36,866	45,227 (at 8,361 new households)	46,382 (at 9,516 new households)
Employment	Data collection	_____ (at 22,435 new jobs)	_____ (at 22,435 new jobs)

Sources:

1. 2013 housing units:
2013 employment:
2. Targets for household and employment growth between 2013 and 2031 were assigned by the King County Countywide Planning Policies and projected to 2035.
3. City estimates.

Policy LU-2.4: Support development patterns that promote public health and provide opportunities for safe and convenient physical activity and social connectivity.

The physical design of communities affects our behavior. Communities without convenient parks, safe sidewalks, and local-serving retail require their residents to drive more and walk less. They also lack the gathering places that bring communities together for daily interaction. In contrast, Kirkland's thoughtful urban design, extensive parks system, emphasis on pedestrians, and mixed use villages should continue to invite residents to be active and engage in their community.

Land Use/Transportation Linkages

Land use/transportation linkage policies address the relationship between the land use pattern and a complete transportation system. Separation of jobs and housing means longer commute trips – generally accommodated on the City's roadways either by private automobile or transit. When shops and services are long distances from residential areas, this also translates into additional vehicle or transit trips. Allowing residential and nonresidential uses to locate in closer proximity provides transportation options making walking or bicycling a viable option.

Site design standards also impact the ability of drivers, transit riders, pedestrians, and bicyclists to get around. Policies in this section discuss the importance of considering connections and transportation choices when planning new development.

Goal LU-3: Provide a land use pattern that promotes mobility, transportation choices, and convenient access to goods and services.

Policy LU-3.1: Create and maintain neighborhoods that allow residents and employees to walk or bicycle to places that meet their daily needs.

Kirkland presently has a largely complete network of commercial and employment centers, and many of the City's residential neighborhoods can easily access a shopping area. This policy intends to further strengthen the relationship between urban neighborhoods and commercial development areas.

Policy LU-3.2: Encourage residential development within commercial areas.

Incorporating residential development into commercial areas provides benefits for businesses and residents alike. Housing within commercial areas provides the opportunity for people to live close to shops, services, and places of employment. Conversely, residents living within commercial areas create a localized market for nearby goods and services, provide increased security, and help to create a "sense of community" for those districts.

Residential development within commercial areas should be compatible with and complementary to business activity.

Policy LU-3.3: Encourage housing, offices, shops, and services at or near the park and ride lots.

Park and ride facilities provide a potential location for offices, shops, and services serving two sets of customers: nearby residents and transit riders. In addition, housing at these facilities supports transit

use. The design of these facilities should be carefully considered to ensure protection of the surrounding neighborhood. The City should work with Metropolitan King County to develop standards for housing, offices, shops and services at these facilities.

Policy LU-3.4: Locate higher density land uses in areas served by frequent transit service.

As decisions are made about locating future growth in Kirkland, the availability of viable transportation choices should be taken directly into account in relation to the location and intensity of that growth.

Policy LU-3.5: Provide vehicular access for commercial development from arterials or freeways and avoid vehicular access from residential streets.

Because of heavier traffic patterns and delivery traffic associated with commercial uses, primary transportation routes should be oriented toward non-residential streets.

Policy LU-3.6: Incorporate features in new development projects that support transportation choices.

Site design can play an important role in promoting transportation choices. Locations of buildings and bus stops on a site, for example, can mean the difference between having transit users walk long distances through the rain or being dropped off at the door. Something as simple as the provision of covered bicycle racks may encourage a would-be cyclist.

Policy LU-3.7: Reduce minimum parking requirements in areas based on the availability of amenities such as frequent transit service and convenient shops and services.

Where people have viable alternatives to car ownership and lower parking needs are demonstrated, new development should not be required to build more parking supply than the actual demand. Unused parking is an inefficient use of land and imposes significant additional costs on residents and businesses.

Policy LU-3.8: Create a complementary relationship between adjoining land uses and the Cross Kirkland Corridor and Eastside Rail Corridor, both in terms of short term nonmotorized access and future opportunities for high capacity transit.

The corridors have evolved significantly from heavy rail use to nonmotorized access and recreation. The corridors will continue to evolve as opportunities for future transportation are realized. This evolution should be carefully considered and leveraged in relation to planned land use along the corridor.

Policy LU-3.9: Encourage vehicular and nonmotorized connections between adjacent properties.

Improved pedestrian connections between adjacent properties and to adjacent streets minimizes walking distances and provides safe walking surfaces, which in turn can result in less driving and more opportunities for physical activity. Vehicle connections between adjacent properties reduce congestion on streets, number of turning movements and gasoline consumption. Fences or impenetrable landscape buffers may prevent convenient pedestrian connections. The intent of this policy is to encourage connections and to avoid such barriers to easy access.

Residential

Most of the land in Kirkland is developed with housing of some type - whether single-family or multifamily homes. Kirkland will continue to be primarily a residential community and preservation and protection of residential neighborhoods is an important goal to ensure future livability.

The notion of preserving community character is one that is explored more fully in the Housing and Community Character Elements and the Neighborhood Plans, where careful review of the features that make a neighborhood unique are identified. In the Land Use Element, the general notion of protection of community character is promoted. However, this Element also acknowledges that the community will be growing and that a balance must be struck between providing more housing units and preserving the neighborhoods as they are today.

Several of the most important housing issues – affordability, special needs housing, and accessory units – are not addressed in this Element. They are discussed, instead, in the Housing Element.

Goal LU-4: Protect and enhance the character and quality of residential neighborhoods while accommodating the City's growth targets.

Policy LU-4.1: Maintain and enhance the character of Kirkland's residential areas.

The community's vision and guiding principles established in this Plan foresee residential neighborhoods that remain vibrant, livable, diverse, and affordable.,.

Policy LU-4.2: Locate the highest density residential areas close to shops and services and transportation hubs.

Denser residential areas should continue to be sited close to or within commercial areas and transportation hubs to increase transportation choices.

Policy LU-4.3: Allow for new residential growth consistent with the basic pattern of land use in the City.

Infill development is expected in low density residential areas based on availability of developable land, while higher densities are clustered near existing commercial areas.

Policy LU-4.4: Consider neighborhood character and integrity when determining the extent and type of land use changes.

Protection of community character is a theme woven throughout the Land Use Element. Community character is most clearly expressed through the Neighborhood Plans. It is the intent of this policy to direct specific consideration of the unique characteristics of neighborhoods, as described in the Neighborhood Plans, before committing to major area-wide residential land use changes.

Commercial and Mixed Use

Commercial land uses are a critical part of the Kirkland community. They provide shopping and service opportunities for Kirkland residents, and also create employment within the City. The tax revenues generated by business help fund the capital facilities and public services that residents enjoy.

In return, the quality of life in the City's neighborhoods provides a main attraction for both businesses and their patrons. The proximity to Lake Washington, the fine system of parks, the availability of a regional medical center, top notch educational facilities, the environmental ethic of the community, and quality infrastructure attract outsiders to Kirkland and make the City a good place to do business – for employers, employees, and customers.

Problems that the community faces – traffic congestion, particularly – create concerns for commercial land uses. Ease of transporting goods and adequate parking are especially important. An underlying premise of the Land Use Element is that, in the future, residents of the City will not drive as much as they do presently to avoid being in traffic congestion. To that end, the Element attempts to promote commercial land use patterns that support transportation choices.

Along with the need to provide new housing units for future residents, the City will need to designate adequate land area for commercial uses, some of which may employ Kirkland residents. If the opportunity for local employment is increased, the high proportion of residents who work outside the community may be reduced. This in turn would ease traffic congestion by shortening commute trips and making other modes of travel to work more feasible.

In addition, many of Kirkland's commercial areas are designated for mixed use development. Mixed use development is a fundamental part of the regional and local growth strategy. As evidenced in areas like Downtown Kirkland and Juanita Village, the mixing of residential and commercial uses creates compact, walkable, transit-oriented communities. Residents and employees in these communities have choices about the mode of transportation they use to meet their daily needs, businesses benefit by having a close-in customer base, and public services are more efficiently provided to more people. The Land Use Element emphasizes the quality of the mixed use environment to ensure that mixed use development creates highly desirable places for people to live, work, and play.

Currently, a variety of "commercial and mixed use development areas" exists in the City, based primarily on size and relationship to the regional market and transportation system (see Figure LU-2: Commercial and Mixed Use Areas).

Some of Kirkland's commercial areas serve primarily the surrounding neighborhood; residents depend on their neighborhood grocery store, dry cleaners, bank, etc., for everyday needs. Other commercial areas have a subregional or regional draw. Most of the larger commercial areas are centered around major intersections.

The Land Use Element provides general direction for development standards in commercial and mixed use areas. The following terms are used in the discussion of commercial and mixed use areas:

Urban Center (Mixed Use)

An Urban Center is a regionally significant concentration of employment and housing, with direct service by high-capacity transit and a wide range of land uses, such as retail, recreational, public

facilities, parks and open space. An Urban Center has a mix of uses and densities to efficiently support transit as part of the regional high-capacity transit system.

Downtown Kirkland (Mixed Use)

Downtown Kirkland is an area of moderate commercial and residential concentration that functions as a focal point for the community and is served by a transit center.

Mixed Use Village

A Mixed Use Village is an area that serves the needs for goods and services of the local community as well as the subregional market. These districts vary in uses and intensities and may include office, retail, restaurants, housing, hotels and service businesses. Grocery stores are considered a high-priority anchor for these areas. Residential uses are encouraged where they support and do not displace the commercial viability of these areas.

Neighborhood Market

A Neighborhood Market consists of individual stores or mixed-use buildings/centers that are pedestrian-oriented and serve the local neighborhood. Residential scale and design are critical to integrate these uses into the surrounding residential area. Residential uses may be located above or behind commercial uses in the center, at densities specified in the Comprehensive Plan.

Mixed Use Business Center

Mixed Use Business Centers are employment centers that incorporate a mix of uses including office, retail, restaurant, and hotels. Residential uses are encouraged to strengthen these areas as active 24-hour communities.

Corridor District (Mixed Use)

Corridor Districts are linear districts arranged along an arterial with commercial uses that benefit from automobile and transit volumes. Enhanced pedestrian orientation and integration residential uses are critical to integrating these corridors with adjoining land uses.

Commercial Flex

Commercial Flex areas serve both the local and regional markets and may include office, light manufacturing, high technology, wholesale trade, and limited retail. They do not include residential uses.

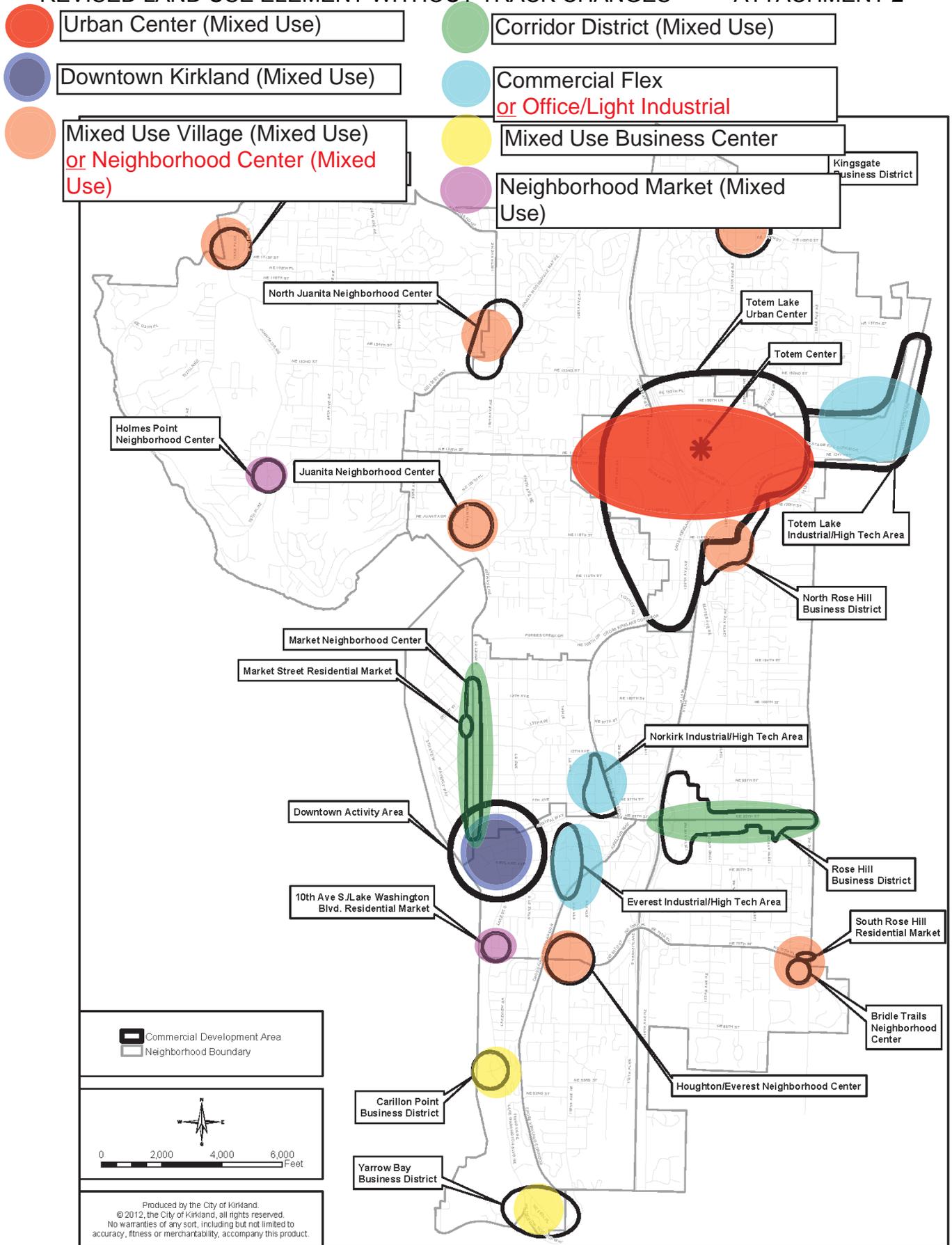


Figure LU-2: Commercial Areas

Commercial & Mixed Use Areas

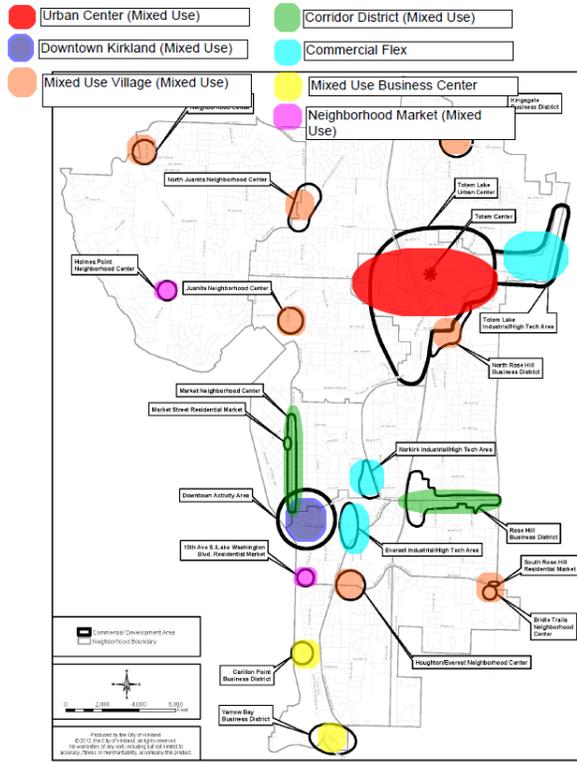


Figure LU-2: Commercial Areas
Commercial & Mixed Use Areas

Goal LU-5: Plan for a hierarchy of commercial and mixed use areas serving neighborhood, community, and/or regional needs.

Policy LU-5.1: Reflect the following principles in development standards and land use plans for commercial and mixed use areas:

Urban Design

- Create lively and attractive districts with a human scale.
- Create attractive, pedestrian-oriented streets through building placement and design and by minimizing the obtrusive nature of parking lots. Support a mix of retail, office, and residential uses in multistory structures.
- Create effective transitions between commercial areas and surrounding residential neighborhoods.

Access

- Encourage multimodal transportation options.
- Promote an intensity and density of land uses sufficient to support effective transit and pedestrian activity.
- Promote a street pattern that provides through connections, pedestrian accessibility and vehicular access.
- Encourage pedestrian travel to and within commercial and mixed use areas by providing:
 - Safe and attractive walkways;
 - Close groupings of stores and offices;

-
- Placement of parking in structures, underground, or to the back or side of buildings.

Each commercial and mixed use area has its own unique attributes, although generalized development guidelines which work to preserve community character and support a complete transportation system are described in the above policies. Particular emphasis is placed on improving pedestrian accessibility in commercial areas.

These policies recognize that urban design is important, and that well-designed commercial and mixed use areas, in partnership with Kirkland's residential neighborhoods, will project a positive community image.

Good urban design complements and enhances adjacent residential areas.

Policy LU-5.2: Maintain and strengthen existing commercial and mixed use areas by focusing economic development within them.

The intent of this policy is that future economic development be concentrated in existing commercial and mixed use areas. This concentration can help to maintain and strengthen these areas and also promote orderly and efficient growth that minimizes impacts and service expansion costs. Concentration also allows businesses to benefit from proximity to each other.

Intensification, rather than expansion of the boundaries of existing commercial areas into surrounding residential neighborhoods, is desirable. Infilling is preferred, particularly when it would create a denser pattern of development that is focused less on the automobile and more on the opportunity for multiple transportation modes. Redevelopment may also provide new opportunities, especially in commercial areas where the community vision has changed over time.

Policy LU-5.3: Enhance and strengthen Kirkland's commercial and mixed use areas consistent with the neighborhood plan for each area.

Each of Kirkland's commercial and mixed use areas has unique characteristics based on its role in the community and/or region. Totem Lake is designated as an Urban Center and the Totem Lake neighborhood plan will guide its redevelopment. Downtown Kirkland is the community's historic commercial center and the Moss Bay neighborhood plan establishes the policy guidance for its future. Similarly, policies for each area will be found in the applicable neighborhood plan.

Policy LU-5.4: Provide opportunities for a variety of employment.

Kirkland's commercial areas provide a diversity of jobs; from primary jobs that that bring new revenue into the community, to high-tech jobs that attract creative industry leaders, to service jobs that provide necessary goods and services to the community. All of these employment types are important to a balanced community and plans for each of Kirkland's commercial areas should strengthen appropriate employment opportunities.

Policy LU-5-5: Maintain and enhance Kirkland's diverse Mixed Use Villages to serve as business centers and as walkable focal points for the local community. Reflect the following principles in development standards and land use plans for these areas:

- Preserve and enhance neighborhood-serving retail, especially grocery stores.
- Promote a mix of complementary uses.
- Support redevelopment at an intensity that helps meet Kirkland's required growth targets in walkable neighborhoods with good transit service.
- Create gathering places and opportunities for social interaction.
- Create and maintain unique places that complement and reflect the character of the surrounding neighborhood.

The general principles for Mixed Use Villages are intended to preserve and enhance vibrant, economically healthy, and walkable communities. The neighborhood plan for each village should ensure that the vision responds to the unique qualities of the area.

Policy LU-5.6: Encourage redevelopment and adaptive reuse of Kirkland's Flex Commercial areas in a manner that supports the existing mix of allowed uses while enabling these areas to evolve into innovative areas for commerce and employment.

Kirkland's Flex Commercial areas owe their diversity to a history of industrial development – much of it located along the former heavy rail corridor. As new industrial development shifts elsewhere in the region, Kirkland's Flex Commercial areas will serve two vital roles. First, existing development is in demand for a variety of uses that can be accommodated in the existing building stock. Second, over time, more high-tech companies will locate new development in these areas and benefit from the availability of large parcels with access to the Cross Kirkland Corridor and Eastside Rail Corridor and vibrant neighborhoods.

Open Space and Resource Protection

Open space may serve amenity, utilitarian and/or recreational purposes. Open space also may protect and preserve special natural places such as stream corridors, wetlands, and wildlife habitat. As growth continues, the value of open space will increase, providing relief from the urban environment and an opportunity to experience nature inside the City.

Public agencies, including the City, King County, and the State already own important areas of open space within and on the borders of the City. These areas serve as the foundation for an open space system. Wetland and stream setbacks and buffers provide corridors of open space. Native Growth Protection Easements held by the City also preserve environmentally sensitive open spaces and habitat.

Open space goals and policies are included in the Natural Environment, and Parks and Recreation Elements. The intent of the following goal is to prompt further action to identify and develop a coordinated and connected open space system. The accompanying policies address this process, and also speak to certain specific types of open space.

Goal LU-6: Establish a coordinated and connected system of open space throughout the City that:

- Preserves natural systems,

- Protects wildlife habitat and corridors,
- Provides land for recreation, and
- Preserves natural landforms and scenic areas.

Policy LU-6.1: Distribute parks and open spaces throughout the City, but particularly focus new facilities in areas of the City facing the greatest population growth, in areas where facilities are deficient, and/or in areas where connections of the open space network could be made.

The intent of this policy is to establish priorities for open space acquisition or protection.

Policy LU-6.2: Work with adjacent jurisdictions; County, State, federal, and tribal governments; and non-profit groups to identify and protect open space networks to be preserved within and around Kirkland.

Preserving open space corridors inside in the City need not conflict with private property rights or preclude the reasonable use of land. To this end, a variety of strategies should be considered that provide opportunities for negotiating “win-win” approaches to preservation and development.

Policy LU-6.3: Consider the City’s streets and the Cross Kirkland Corridor as integral parts of the overall open space network.

A high percentage of the City’s land area is in public-rights-of-way. In addition to the vehicular functions they serve, these areas are an important part of Kirkland’s pedestrian and green-space network. Management of streets to preserve and enhance these functions improves the cohesiveness of the overall system. In addition, the Cross Kirkland Corridor and Eastside Rail Corridor provide an extraordinary opportunity to link many existing open spaces together in a coordinated manner.

Policy LU-6.4: Preserve Kirkland’s urban separator.

Urban separators break up urban development and help distinguish between communities. Kirkland is fortunate to have several “ready-made” urban separators. The City should also explore opportunities to create new urban separators as part of the open space network.

Goal LU-7: Protect and enhance Kirkland’s natural resources.

Policy 7.1: Continue to designate and protect critical areas based on best available science, with special consideration to preserving and enhancing anadromous fisheries.

Critical areas include wetlands, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

Policy LU-7.2: Decrease greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at intensities sufficient to promote walking, bicycling, and transit.

Kirkland has signed onto the U.S. Mayor’s Climate protection agreement, which includes a commitment to reducing the City’s global warming emissions and adopting land use policies and regulations that reduce sprawl, preserve open space and the urban forest, and create a compact, walkable community

with transportation options.

Essential Public Facilities, Government Facilities and Community Facilities

Essential public facilities as well as government and community facilities serve a variety of populations. Some serve local low-income residents who may not have easy access to private transportation. Others, such as landfills, serve regional waste haulers in large trucks along with local residents. Recognition of the unique characteristics of the clients of these facilities is important to their siting.

Government facilities are uses consisting of services and facilities operated from any level of government. Community facilities are uses that serve the public and are generally of a public service, noncommercial nature and usually operated by nonprofit agencies or organizations. Some government and community facilities are also classified as "essential public facilities" as defined in Chapter 36.70A RCW and as discussed below in more detail.

RCW 36.70A.200 states that, "No local comprehensive plan or development regulation may preclude the siting of essential public facilities" and requires that each county and city have "a process for identifying and siting essential public facilities." Essential public facilities are defined in RCW 36.70A.200 as "those facilities that are typically difficult to site, such as airports, State education facilities and State or regional transportation facilities as defined in RCW 47.06.140, State and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020." The State Office of Financial Management maintains a list of essential State public facilities and may at any time add facilities to the list.

The intent of the following goal is to acknowledge that different essential public facilities as well as government and community facilities have different siting needs, depending on their customers and their unique characteristics. Kirkland residents depend on all of these facilities. For that reason, their location within the City should not be precluded. However, Kirkland is also a well-established community with a strong desire to maintain existing community character. The possible negative impacts of siting these facilities in the City should be mitigated to the maximum extent possible, but mitigation should not be unreasonable to the point of precluding the facilities.

Goal LU-8: Maintain criteria, regulations and procedures that allow for the siting of essential public facilities as well as government and community facilities.

Policy LU-8.1: Work cooperatively with King County, the State and/or other cities to site essential public facilities.

The King County Countywide Planning Policies set out a process whereby all local jurisdictions and the County will jointly develop standards for the siting of essential public facilities. The City should work cooperatively with the State, King County and other cities in the siting of essential public facilities.

Policy LU-8.2: Consider the following in siting essential public facilities:

- Accessibility to the people served;
- Public involvement;
- Protection of neighborhoods;

- Preservation of natural resources;
- The cost-effectiveness of service delivery;
- Location near transit and mixed-use centers; and
- The goals and policies of the City's Comprehensive Plan.

The intent of this policy is to set forth the criteria which Kirkland should use in assessing locations for new or expanded essential public facilities.

However, the criteria may not be used to deny approval of or impose restrictions on essential public facilities inconsistent with State statutory provisions and the King County Countywide Planning Policies.

Policy LU-8.3: Design essential public facilities as well as government and community facilities to reduce incompatibility with adjacent land uses.

It may be impossible for some essential public facilities as well as government and community facilities to be completely compatible with adjacent land uses. The unique nature of their operation and their special siting needs may result in some conflict with surrounding development. However, such incompatibilities should be minimized and these facilities should take responsibility for being good neighbors.

The City's development regulations contain review processes and criteria for siting essential public facilities as well as government and community facilities.

REVISED HOUSING ELEMENT WITH TRACK CHANGES

VII. HOUSING

A. INTRODUCTION

EXISTING CONDITIONS

Kirkland is a largely residential community, as housing remains the city's predominant land use. About ~~64~~54 percent of the city's land area is devoted exclusively to residential uses ~~in; and with~~ the ~~early 1990s,~~ about half~~2011 annexations~~ of ~~the housing in Kirkland was~~ Finn Hill, North Juanita, and Kingsgate neighborhoods, single-family homes. ~~That has dropped to just 45~~ now comprise 56 percent of the city's housing ~~over. Since 2005,~~ the ~~past 10 years.~~[‡] ~~We have also~~city has seen an increase in mixed-use developments that combine housing with other uses, such as office and retail. The city has a wide variety of other housing styles including zero lot line, townhomes, ~~multifamily~~multi-family flats, and accessory dwelling units (or ADUs; also known as mother-in-law apartments). Neighborhoods are well established and are one of the city's most desirable assets. Numerous neighborhood associations and homeowners' associations contribute to the livability of the community.

Just as there are a variety of housing types in Kirkland, there ~~are~~is a range of housing densities – from large residential estates of close to one acre in size near Bridle Trails State Park to over 100 units per acre in some Downtown condominiums and apartments, where the number of units is limited only by the building envelope allowed on the site. The city's most dense neighborhoods are Totem Lake and Moss Bay, which includes Downtown, where a high proportion of the housing is ~~multifamily~~multi-family units.

Through A Regional Coalition for Housing (ARCH), the city has and can continue to address a variety of housing needs. ARCH is an inter-local program formed by the cities of the Eastside, from Kenmore, Bothell, and Woodinville south to Newcastle. ARCH staff advises the city on addressing existing and projected housing needs, and administers Kirkland's affordable housing programs. The ARCH trust fund helps create affordable housing for a low- and very low-income households and people who have special needs or are homeless. Also through ARCH, the city participates in region-wide planning efforts, including developing regional strategies to address homelessness.

FUTURE NEEDS

For a thorough study of Kirkland's existing and projected housing needs, including comparisons across the Eastside and King County, please refer to Appendix _____, the East King County Housing Analysis. The following contains a few highlights and conclusions based on that report.

Critical housing needs facing Kirkland from ~~2004~~2015 to ~~2022~~2035 include the preservation of neighborhood quality, the addition of housing that meets need of a growing employment base (including

[‡] ~~Housing data does not include the 2011 annexation of Finn Hill, North Juanita, and Kingsgate.~~

the creation and retention of housing that is affordable,; and the provision of housing for residents with special needs.

Kirkland's future will also include the need to accommodate additional growth. The challenge will be to find ways to develop additional housing that is compatible with existing neighborhoods and the environment. While much of the new housing will be located in existing areas of higher densities, other housing will occur in predominantly low-density residential neighborhoods as infill. The Housing Element contains goals and policies designed to promote and protect neighborhood quality as growth occurs.

The city's role in ensuring neighborhood quality will be to provide a compatible mix of land uses in and around residential areas, and to ensure that the physical elements inherent in a well-designed neighborhood are maintained and established. The Land Use and Housing Elements work together to achieve these goals.

In addition to preserving the character of neighborhoods while providing for growth, Kirkland faces the weighty challenge of supplying housing affordable to all economic segments of the population. The issue of affordable housing reaches most people in a community, since the quality of life in a city is tied, to a large extent, to the ability of its residents and local employees to find the kind of housing they desire at a price they can afford.²

~~Affordable housing is generally discussed in two contexts: that of "affordability" in general, or how well the general population can afford a home, and that of "affordable housing," which is defined as housing affordable to all economic segments of the community. Housing is affordable if a household spends no more than 30 percent of monthly income for total housing cost (including costs such as taxes, insurance, and utilities).~~

~~In 2000, about one third of~~In 2011, about 30 percent of the city's residents earned less than 80 percent of area (i.e., King County) median income (\$56,500 for a family of four) and faced considerable difficulty in affording housing. According to the 2003 Kirkland 2013 East King County Housing Needs Analysis, prepared by A Regional Coalition for Housing (ARCH), Kirkland's current housing market is most lacking in providing rental housing units priced appropriately for low- and very low-income households (those earning zero to 50 percent of median income) and ownership housing priced appropriately for median/middle-income households (earning 80 -to 120 percent of median income). Therefore, the Housing Element promotes/~~includes~~ policies designed to:

- Increase the supply of rental units affordable to low- and very low-income households; and
- Increase first-time homeowner opportunities for moderate-income households.

² Housing is affordable if a household spends no more than 30 percent of monthly income for total housing cost (including costs such as taxes, insurance, and utilities).

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~~In comparison to county wide averages, Kirkland in 2003 is home to relatively few persons with special needs. While this may be true for a number of reasons, one reason is likely to be the lack of appropriate housing. A range of strategies to address this problem is contained in the Housing Element.~~

~~In the spring of~~ In 2000, the City Council appointed a Housing Task Force to examine and make strategy recommendations in five issue areas: market provision of affordable housing, innovative housing styles to increase housing supply and affordability, transit-oriented development, preservation of existing affordable housing, and subsidization of affordable housing. The Task Force's recommendations on these issues ~~are incorporated in the goals and policies contained in the Housing Element. The goals and policies are interrelated to, and must be balanced with, those included in the other Comprehensive Plan Elements. The location, density, and design of housing is intended to serve community objectives such as affordable housing, housing affordability, environmental quality, support for transit, and the effective use of existing public facilities and utilities. Overarching all of these objectives is a need to increase awareness of housing issues in our community.~~ were incorporated into the Housing Element soon thereafter, and led to accomplishments in every area.

B. THE HOUSING CONCEPT

The central goal of the Housing Element is to preserve neighborhood quality while improving housing opportunities for all residents. To accomplish this, the Element:

- Promotes neighborhood quality through the continuation of the existing residential land use pattern, and through the application of standards where infill development occurs to ensure compatibility.
- ~~Provides for diversity in~~ Promotes an adequate supply and variety of residential densities and housing types ~~and options to serve all economic segments and those with~~
- Addresses the needs for special needs housing ~~needs~~, and housing affordable at every income level.
- ~~The city should track its progress toward meeting these goals and consider additional tools or strategies if appropriate progress is not being made.~~ Supports the creative use of land where greater residential capacity can be achieved, while protecting environmentally sensitive areas.

C. HOUSING GOALS

Goal H-1: Maintain and enhance the unique residential character of each city neighborhood.

Goal H-2: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.

REVISED HOUSING ELEMENT WITH TRACK CHANGES

~~Goal H-3: Promote the creation of affordable housing and provide for a range of and special needs housing types and opportunities to meet throughout the needs of city for all economic segments of the population.~~

~~Goal H-3: Provide for greater housing capacity and home ownership opportunities.~~

NEIGHBORHOOD QUALITY

As the Vision Statement and Framework Goals describe, Kirkland's citizens consider the preservation and enhancement of neighborhoods to be strong community values.

Kirkland encompasses many distinct neighborhoods that can be differentiated on the basis of density, age of structures, size of detached homes or ~~multifamily~~multi-family structures, and a variety of visible features. The city's neighborhoods, with their own unique residential characters, offer a choice of living environments. This diversity adds to the community's ability to meet a wide variety of residential needs.

The following goals and policies are designed to ensure that new development meets the high standards for livability of Kirkland neighborhoods, and that the preferred community character is preserved.

Goal H-1: Maintain and enhance the unique residential character of each city neighborhood.

Policy H-1.1: ~~Retain the character of existing neighborhoods by incorporating~~Incorporate neighborhood character and design principles into standards for new development.

Because change will take place in all neighborhoods between ~~2004~~2015 and ~~2022~~2035, design standards for new development ~~to be incorporated into existing neighborhoods~~ will be important to the preservation of neighborhood quality. Standards should address how new development, particularly when sited on smaller lots or at greater densities than surrounding development, can occur in a manner compatible with existing neighborhood character.

These standards can encourage structures to integrate sensitively with the surrounding area by addressing issues such as scale and bulk, setbacks which reinforce those of surrounding residences, as well as landscape buffers where appropriate.

HOUSING DIVERSITY

This Element contains policies designed to ~~address the housing needs of all Kirkland residents, who vary greatly in terms of income and personal needs~~support opportunities to respond to the market and provide an adequate supply and variety of housing.

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Housing Variety

A variety of housing types is essential if Kirkland is to meet the needs of the diverse households that want to live in the community. For example, nearly two-thirds of households in Kirkland in 2014 have just one or two people. Kirkland has a relatively large percentage of younger adults (ages 20 to 44) and a relatively small percentage of families with school-age children. In 2014, senior citizens comprise almost one-quarter of the population, and could double in number within 20 years. And 20 percent of Kirkland's residents were born outside the United States, a population which is also growing rapidly. These are examples of demographics whose housing needs may require a different mix of housing types over timethan the city presently has.

Housing Supply

At an average density of 6.0 dwelling units per residential acre citywide, Kirkland's residential densities are relatively high for a higher compared to other suburban communitiescommunity. Nevertheless, the city contains many neighborhoods developed at lower densities (three to five dwelling units per acre). In 2013, Kirkland had 37,221 housing units, capacity for an additional 9,993 units, and a 2035 Growth Target of 8,570 units.

As noted in the Housing Diversity section of this Element, greater opportunities for home ownership may be created through smaller lots and more varied housing types. In addition, cost savings are generally associated with smaller lots and revised development standards. The savings obtained through reducing the amount of street, sidewalk, water, sewer, and other utilities needed for each home may be reflected in the initial purchase price as well as ongoing maintenance and services costs to both the home owner and the public.

Goal H-2: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.

Policy H-2.1: Maintain an adequate supply of land zoned appropriately for a variety of housing types and densities.

As Kirkland has become more fully developed in recent years, residential development trends have included a shift away from large subdivisions to "infilling" of vacant and underdeveloped lots within existing neighborhoods.

About two-thirds of the city's remaining residential capacity exists in mixed-use areas, with the expectation of moderate-to-high housing densities mixed with commercial uses. In the Totem Lake and Lakeview areas, future development would be largely separated from single-family areas, while in Rose Hill, some of the new housing will transition between businesses on NE 85th Street and surrounding single-family homes.

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The city already allows slight reductions from the required single-family lot sizes as one method to accommodate more housing on existing residential land while helping to avoid suburban sprawl. Further lot size reductions would increase capacity in areas already served by transit and other public utilities and services. This should only be considered where compatibility with surrounding neighborhoods can be ensured through site and building design.

Policy H-2.2: Promote the development of accessory dwelling units on single-family lots.

Accessory units are promoted as a means to achieve a different form of housing that is also relatively affordable in existing neighborhoods by more efficiently using the existing housing stock. Regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility.

Income from these units can help residents in a variety of situations, as well as help to preserve the city's existing housing through supplementing upkeep costs, thereby extending the livability of a dwelling. Since adoption of regulations in 1995 to allow accessory dwelling units, as of 2014 over 190 units have been created within existing houses, over detached garages and in separate structures.

Policy H-2.3: Create flexible site and development standards, and maintain efficient development and review systems, that balance the goals of reduced housing development costs with other community goals.

Site and development standards affect many direct development costs, such as infrastructure, land, and building costs. Street widths, setbacks, curb and sidewalk requirements, and parking standards are some of the residential standards that may affect costs. Standards that allow alternative approaches to site and building design may provide cost savings as well as respond to emerging needs of the market. Some combination of a prescriptive standard that is permitted outright and an optional performance standard may be desirable to balance the desire to minimize costs and maintain quality.

Since time is a critical factor in financing development projects, a reduction in the time needed to receive city approval can result in savings to housing providers. Adding certainty to the development review process will also facilitate residential development.

Policy H-2.4: Allow a broad range of housing and site planning approaches in single-family areas to increase housing supply and choice, to reduce cost, and to ensure design quality and neighborhood compatibility.

Clustering and innovative housing types may include cottages, compact single-family, zero lot line, clustered and common wall housing. These development styles can allow for more environmentally sensitive site planning by concentrating development on the most buildable portion of a site while preserving natural drainage, vegetation, and other natural features. Similarly, allowing zero lot line or other design innovations in these areas can further help to lower land and development costs.

Innovative housing types also may be appropriate on sites in single-family neighborhoods that do not have environmental constraints. The demographics of our population are changing, with the average number of people living in each housing unit decreasing and the average age increasing. Cottage, compact single-family and common-wall housing can provide more housing on the same land area, in

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smaller structures that better match the needs of our population. In addition, housing affordability can be improved through reduced construction costs resulting from smaller or common-wall development.

In all cases, design standards are important to ensure that new development is integrated sensitively with its neighbors. Greater attention to building and site design, such as building bulk, roofline variation, garage and parking location, and landscaped buffers can enhance aesthetic appeal and neighborhood compatibility.

Policy H-2.5: Allow for the maintenance and redevelopment of existing developments that do not conform to current density standards in planned multi-family areas.

A number of multi-family structures in the city were built at densities above those now planned for their sites. These structures provide a valuable source of close-in and often relatively affordable housing to Kirkland residents. In order to retain the housing capacity provided by these units, property owners should be allowed to maintain, remodel, or rebuild these structures, while retaining their existing densities.

AFFORDABLE AND SPECIAL NEEDS HOUSING

Housing Affordability

~~The~~These policies strive to improve housing affordability at all income levels, and emphasize a combination of appropriately zoned land, regulatory incentives, financial subsidies, and innovative planning techniques, in order to ensure that ~~the needs of moderate-, low-, and very low-income and low-income persons are adequately served.~~households have adequate housing opportunities. Housing for these ~~groups~~households is least likely to be provided by the private housing market.

~~Kirkland's population~~Household and affordable housing counts within each of the defined income groups (based on King ~~County~~County's median income for a family of four) in ~~was~~2011 were as follows:

~~Low Income Households: Households making up to 50~~Table 1. Comparing Kirkland's Incomes and Housing Affordability

<u>Income or Affordability Level for a Family of 4 (\$ in 2011)</u>	<u>Percent of Kirkland's Households by Income</u>	<u>Percent of Kirkland's Housing Units by Affordability</u>
<u>Very Low-Income (<30% of median income; or \$21,200)</u>	<u>8%</u>	<u>2%</u>
<u>Low-Income (30%–50% of median; \$21,200 to \$35,300)</u>	<u>8%</u>	<u>4%</u>
<u>Moderate-Income (50%–80% of median; \$35,300 to \$56,500)</u>	<u>14%</u>	<u>16%</u>
<u>Middle-Income</u>	<u>9%</u>	<u>19%</u>

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<u>(80%–100% median; \$56,600 to \$84,700)</u>		
<u>Above Middle-Income (greater than \$84,700)</u>	<u>61%</u>	<u>59%</u>

- ~~About 30 percent of median income (\$26,500 annually).~~
 - ~~Percent of Kirkland’s population in 2000: 15 percent.~~
- ~~Moderate Income Households: Households with incomes between 50 percent and 80 percent of median income (\$26,501 to \$42,500 annually).~~
 - ~~Percent of Kirkland’s population in 2000: 16 percent.~~
- ~~Median Income Households: Households with incomes between 80 percent and 120 percent of median income (\$42,501 to \$63,800 annually).~~
 - ~~Percent of Kirkland’s population in 2000: 21 percent.~~
- ~~Above Median Income Households: Households with incomes above 120 percent of median income (above \$63,800 annually).~~
 - ~~Percent of Kirkland’s population in 2000: 48 percent.~~

~~As these figures show, nearly one third of the city’s residents~~households fall within the very low-, low-, and moderate-income categories. This is about the same proportion as in ~~1990~~2000, although ~~there has been a shift in the percentages in~~ upper-income categories. ~~In 2000, about seven percent more households earned more than~~ have been growing since 1990. Including the ~~median income and about five percent fewer~~ annexation of some 8,000 households ~~were in~~ Finn Hill, North Juanita, and Kingsgate, the ~~median income category~~.

~~In 2000, 71 percent~~percentage of Kirkland’s ~~lowest~~middle-income households, ~~those earning \$20,000 per year or less, paid more than 35 percent of their income toward housing costs. It is known that as~~ dropped ~~four~~ three points (from ~~212~~ percent) and the percentage of above-middle-income households increased ~~five~~ four points (from ~~457~~ percent).

~~The vast majority of housing affordable to low- and moderate-income families in Kirkland, as in most communities, is rental housing, typically multi-family. As shown in Table 2, below, most of the city’s rental housing is affordable to moderate-income families, including about 16 percent that is also affordable to low-income families; and yet 76 percent of moderate- or lower-income renters are housing cost burdened; that is, pay more than 30 percent of their incomes toward housing costs. As households overpay to this extent, they may be forced to forgo other necessities, or be unable to save to buy a home~~homes because their housing expenses consume such a ~~large~~ portion~~portions~~ of their ~~income~~incomes.

~~Typically, the lower the household income, the greater percentage of income is paid to housing costs.~~Table 2. Comparing Kirkland’s Rental Housing Affordability and Cost-Burdened Households

<u>Income or Affordability Level for a Family of 4</u>	<u>Percent of Kirkland’s Renters by Income</u>	<u>Percent of Kirkland’s Rental Housing Units by Affordability</u>	<u>Kirkland’s Renters, by Income, Who Are Cost-Burdened</u>
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REVISED HOUSING ELEMENT WITH TRACK CHANGES

<u>Very Low-Income</u>	<u>14%</u>	<u>7%</u>	<u>72%</u>
<u>Low-Income</u>	<u>12%</u>	<u>9%</u>	<u>80%</u>
<u>Moderate-Income</u>	<u>14%</u>	<u>43%</u>	<u>68%</u>
<u>Middle-Income or Above</u>	<u>60%</u>	<u>41%</u>	<u>22%</u>

Roughly 60 percent of Kirkland's very low-income households are severely cost burdened; i.e., pay more than 50 percent of their incomes for housing. The higher percentage of income paid toward housing, the more vulnerable a household is to actually losing their housing if someone in the household loses a job, suffers a medical emergency, or incurs some other major expense. As a result, these households may become homeless, displaced, or reside in overcrowded or substandard housing.

~~The vast majority of housing affordable to low- and moderate-income families in Kirkland, as in most communities, is rental housing. This housing is typically multifamily. In 2000, just over 60 percent of the city's rental housing was affordable to moderate income families, including about 16 percent that was also affordable to low income families.~~

~~While housing affordability does not appear to be as great a problem among Kirkland's higher income residents, meeting the needs of the higher economic segments of the population with housing they can afford serves those at the lower levels as well.~~

~~For example, potential first time home buyers earning incomes over 80 percent of median income but less than 100 percent of median find it difficult to purchase a home in Kirkland without some form of assistance. These groups may be forced to remain in rental housing and to delay home purchases. Increasing rents, in turn, make it even more difficult for them to save down payments, thus further delaying plans for home purchases.~~

~~These individuals or families may then displace the lower income groups in the rental market, by paying higher rents than would otherwise be charged, if appropriate lower cost housing were available for them in the ownership market. Consequently, the supply of rental housing is restricted and rents are inflated to a point out of reach for the lowest income families.~~

~~The housing needs analysis identified moderate income first time home buyers as one of the groups least served by Kirkland's housing market. Greater housing choices and opportunities can be provided for this group.~~

Special Needs Housing

~~Policies aimed at meeting the demand for specialSpecial needs housing of residents are also included. These approaches generally include providing funding, research, and coordination assistance to social service agencies providing housing to these populations, as well as adding flexibility to the city's land use policies and regulations to provide a greater range of housing options that may meet the demands for special needs housing.~~

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provides shelter for people with emergencies or self-help limitations. Short-term special needs housing is needed to provide shelters for victims of domestic violence, ~~or transitional housing for or~~ homeless families, for example. Long-term housing with appropriate supportive services, such as single-family homes shared by adults with developmental disabilities, apartments adapted to serve the frail elderly, or efficiency units for the mentally ill, are also needed to prevent ~~the cycle of~~ homelessness.

The city should consider will employ funding, technical assistance, and additional flexibility to land use regulations as needed to provide a greater range of special needs housing. In particular, state law provides that homes occupied by people with disabilities and group care for children that meets the definition of “familial status” are regulated the same as similar homes occupied by a family or other unrelated individuals. Other policies show Kirkland’s commitment to collaborate with other jurisdictions to plan and support a balance of special needs housing and programs throughout the region, particularly to relieve and prevent homelessness.

Goal H-23: ~~Promote the creation of affordable and special needs housing and provide for a range of housing types and opportunities to meet throughout~~ the needs of city for all economic segments of the population.

Policy H-23.1: ~~Strive to meet the targets established and defined in city’s proportionate share of the county-wide policies for housing needs of very low-, low-, and moderate-income housing as a percentage of projected net household growth households.~~

The ~~targets~~goals established by the Countywide Planning Policies maintain that ~~housing plans for cities, including~~ Kirkland ~~must be designed to provide for:~~

- ~~Seventeen percent of growth in new households affordable to moderate-, address the countywide housing need, in proportion to the city’s own size, at the following income households; and levels:~~
- ~~Twenty-four percent of growth in new households affordable to low-income households.~~

~~These targets~~Table 3. Comparing Countywide Housing Needs and Kirkland’s Housing Affordability

<u>Income or Affordability Level for a Family of 4</u>	<u>Percent of King County’s Households by Income</u>	<u>Percent of Kirkland’s Housing Units by Affordability</u>
<u>Very Low-Income</u>	<u>12%</u>	<u>2%</u>
<u>Low-Income</u>	<u>12%</u>	<u>4%</u>
<u>Moderate-Income</u>	<u>16%</u>	<u>16%</u>
<u>Middle-Income</u>	<u>18%</u>	<u>19%</u>
<u>Above Middle-Income</u>	<u>42%</u>	<u>59%</u>

As the table demonstrates, these goals have proven ~~to be a challenge~~challenging to meet for low- and very low-income households. While market conditions and existing plans have been fairly successful in providing rental housing for moderate-income households, low-income households have not been well



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served by either the rental or home ownership markets. ~~Policies contained in this Element are designed to provide more and a broader range of housing opportunities for these groups. [[The city should track its progress toward meeting these goals and consider additional tools or strategies if appropriate progress is not being made.]]~~

~~**Policy H-2.2: Allow the development of accessory dwelling units on single-family lots.** [[Regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility.]]~~

Moved.

~~Accessory units are promoted as a means to achieve affordable housing and increased density in existing neighborhoods by more efficiently using the existing housing stock. Accessory units can help to meet the need for low- and moderate-income housing by opening up surplus space on single-family lots.~~

~~[[Income from these units can help residents in a variety of situations, as well as help to preserve the city's existing housing through supplementing upkeep costs, thereby extending the livability of a dwelling.]]~~

Moved.

~~In 1995, Kirkland adopted regulations to allow accessory dwelling units on all single-family properties. Since that time, over 80 accessory units have been approved. These have included units built within existing houses, units built over detached garages, and separate structures.~~

~~**Policy H-2.3: Promote the provision of affordable housing by private sector residential developments.**~~

~~Special incentives for the development of low- and moderate-income housing should be used as a means to promote the provision of these units by private or nonprofit developers. Kirkland's existing programs which that provide density bonuses for affordable housing could be expanded, and other types of incentives also should be explored. As a member of ARCH, as mentioned in the Introduction, the city has assistance to carry out many of the policies of the Housing Element. Approaches such as expedited permit processing, permit and impact fee waivers, flexible site and development standards, tax exemptions, the allocation of Community Development Block Grant and general funds to write-down project costs, inclusionary zoning, and other techniques should be evaluated.~~

~~**Policy H-2.4: Provide** Because every city has its own circumstances, limitations, and opportunities, Kirkland can and should support affordable housing units across the Eastside as well as within the community. As a member of ARCH—as mentioned in the Introduction, the city has assistance to carry out many of the policies of the Housing Element.~~

~~**Policy H-3.2: Require affordable housing** when increases to development capacity are considered.~~

~~Many rezones and Rezones, height increases result in increased and bulk modifications, and similar actions often yield greater development capacity. This can ~~result in additional~~ add significant value ~~to~~ for property owners and an opportunity to create affordable housing at little or no with minimal (if any additional) cost to the owner. ~~The~~ When the city considers amendments modifications to the Comprehensive Plan, Zoning Code, or other regulations, the city should compare the economic value of~~

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the increased capacity ~~should be compared~~ to the economic cost of providing affordable units ~~when evaluating if and decide whether to require~~ affordable housing ~~should be required in return~~.

Policy H-2.53.3: Ensure that affordable housing opportunities are not concentrated, but rather are dispersed available throughout the city and especially in areas with good access to transit, employment, and shopping.

The bulk of housing affordable to low- and moderate-income households is ~~multifamily~~ multi-family. Nevertheless, opportunities for affordable housing, and special-needs housing, may occur in single-family neighborhoods through infill, accessory units, or group homes. These housing options should be ~~dispersed available~~ throughout the community and integrated into neighborhoods. This distribution will ensure a wider range of housing options for Kirkland residents.

~~***Policy H-2.6: Streamline the city's development review and approval processes, while ensuring that the integrity of the planning process is not compromised.***~~

Moved.

~~***Policy H-3.4***[[Since time is a critical factor in financing development projects, a reduction in the time needed to receive city approval can result in savings to housing providers. Adding certainty to the development review process will also]]-~~help to promote residential development.~~~~

~~***Policy H-2.7: Create flexible site and development standards which balance the goals of reduced housing development costs with other community goals.***~~

~~[[Site and development standards affect many direct development costs, such as infrastructure, land, and building costs. Street widths, setbacks, curb and sidewalk requirements, and parking standards are some of the residential standards that may affect costs. Standards that allow alternative approaches to site and building design may provide cost savings. Some combination of a prescriptive standard that is permitted outright and an optional performance standard may be desirable to balance the desire to minimize costs and maintain quality.]]~~

Moved.

Policy H-2.8: Preserve, maintain, and improve existing affordable housing through assistance to residents and housing providers.

Due to the high relative land values throughout prevailing in the city, and the resulting difficulty that developers face in producing new housing that meets the needs of low- and moderate-income residents, assistance to enable rehabilitation of existing housing may be one of the most effective strategies to maintain and produce affordable housing in Kirkland. Another benefit of rehabilitation is that it is less likely to change the appearance of neighborhoods.

The city's Housing Repair program supports the preservation of both the owner-occupied and rental housing stock through grants and loans for housing repair and rehabilitation. Community Development Block Grant (CDBG) funds and city funds are also allocated to housing providers to acquire and rehabilitate emergency and transitional housing facilities, as well as permanent low- and moderate-income housing development and homeownership programs.

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~~Due to the high land values prevailing in the city, and the resulting difficulty~~ ~~[[developers face in producing new housing that meets the needs of low- and moderate-income residents, assistance to enable rehabilitation of existing housing may be one of the most effective strategies to maintain and produce affordable housing in Kirkland. Another benefit of rehabilitation is that it is less likely to change the appearance of neighborhoods.]]~~

Moved.

Policy H-2.9: Continue to support the 3.5: Support housing acquisition and creation of housing by private or nonprofit organizations, housing authorities, or other social and health service agencies for very low-, low-, and moderate-income tenants/residents.

Local resources can be a critical part of developing or preserving affordable housing. ~~Efforts to identify potential opportunities and resources, such as inventorying and possibly donating surplus~~ Surplus public property, ~~acquiring land, contributing~~ Community Development Block Grant (CDBG) and city general funds invested through the ARCH trust fund, and payments or city funds, and paying or waiving impact and permit waivers of fees and ~~utility and~~ infrastructure costs, ~~can all have potential to~~ improve the feasibility of affordable housing projects.

This is especially true of housing for individuals and families who cannot afford housing created through the private market. Local resources are often required as a match for other public ~~(County, State, federal)~~ and private funding sources, and ~~therefore work to~~ leverage a significant amount of funding into Kirkland and the region that would otherwise not be available.

The city can also support affordable housing acquisition and development in indirect ways ~~by working with local lenders to coordinate financing for projects, encouraging private and other public donation of resources, inventorying multifamily residential properties and encouraging preservation of those that are affordable, and working with the State Legislature to provide additional tax relief.;~~

- Working with local lenders to coordinate financing for projects.
- Encouraging private and other public donation of resources.
- Inventorying multi-family residential properties and encouraging preservation of those that are affordable.
- Working with the legislature to fund the state's housing trust fund, to provide additional tax relief, and to authorize additional tools for local governments.

Policy H-2.103.6: Ensure that zoning does regulations do not unduly restrict group homes or other housing options for persons with special needs.

Special-needs housing can be provided in ~~a variety of structures, such as~~ single-family homes, group homes, ~~multifamily~~ multi-family dwellings, congregate care facilities, ~~or~~ and other ~~institutional~~ settings. ~~Flexibility in land use regulations to allow~~ Regulating group homes and home-based care as other housing represents a significant opportunity available to the city to meet the demand for special needs housing. Barriers to creating these housing options, including extensive special review processes, should be avoided.

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~~Policy H-2.11: Encourage and support the development of emergency, transitional, and permanent housing with appropriate on-site housing options and services for to move homeless persons with special needs and families to long-term financial independence. Support regional efforts to prevent homelessness.~~

~~Sources~~ A variety of emergency and transitional housing include types—shelters, single-room occupancy hotels (SROs), group homes, congregate care facilities, ~~and many of the other housing options discussed in the Housing Element—~~are needed to combat homelessness. The city should continue to make funding available to social service agencies serving these special-needs populations, to facilitate their development and operation.

The city should also work cooperatively with nonprofit agencies or the private sector to site special-needs housing while helping neighbors to understand the role of special-needs housing in the community and the requirements of the ~~Federal Fair Housing Law~~ federal and state fair housing laws. ~~The (King County) Committee to End Homelessness and other regional efforts are creating a more integrated system for addressing homelessness. This work guides local efforts in supporting work with specific programs and agencies.~~

~~Policy H-2.123.8: Cooperate at a regional level to increase the base of both public and private support necessary to address local housing needs.~~

Communities within King County should work together to address shared housing needs, since housing needs and solutions cross jurisdictional boundaries. They should ~~work cooperatively~~ cooperate on a regional housing finance strategy that complements local funding efforts and allows sharing resources to support affordable and special needs housing throughout east King County.

~~Similarly, efforts to reduce housing costs through streamlining and flexibility in regulation should be coordinated with neighboring jurisdictions. Kirkland lies within a regional housing market, and cost reductions in Kirkland alone will not affect affordability significantly elsewhere in the region. Proactive leadership by Kirkland can encourage participation and action by other cities, thus promoting greater affordability throughout the Eastside. Reducing the percentage of income devoted to housing costs will improve the quality of life for low- and moderate-income families, and enable residents to contribute to other regional goals, such as schools and transit.~~

~~Policy H-2.13~~ Policy H-3.9: Support housing options, programs, and services that allow seniors to stay in their homes or neighborhood. Encourage Universal Design improvements that increase housing accessibility.

Universal Design refers to a broad spectrum of ideas meant to produce products, buildings, or other built environments that are useable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. Wheelchair ramps, essential for people in wheelchairs but also used by all, are a common example. There are also cabinets with pull-out shelves, kitchen counters at several heights to accommodate different tasks and postures, and many other features.

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Policy H-3.10: Support efforts to achieve a geographic balance in siting special-needs housing throughout the city and region, including support of housing in jurisdictions that serve residents from elsewhere on the Eastside.

Generally, special-needs housing should be ~~dispersed~~available throughout the region. ~~Some clustering of special-needs housing may be appropriate when proximity to public transportation, medical facilities, or other basic services is necessary.~~

Funds ~~set aside~~invested by Kirkland to provide this type of housing should be considered for projects both in Kirkland and elsewhere on the Eastside. Similarly, projects serving special-needs populations ~~from~~and funded by Bellevue, Redmond, and other Eastside communities should be sited in Kirkland when appropriate.

Policy H-3.110: ~~Promote~~Protect fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.

~~Fair housing is the ability for all people to choose where they live without discrimination based on race, color, national origin, sex, family status, or disability. These are the “protected classes” under state and federal law. Kirkland also protects people from rental housing discrimination on the basis of using a Section 8 voucher to help pay their rent. Cities may not make zoning or land use decisions or implement policies that exclude or otherwise discriminate against protected persons. Periodically, King County conducts an Analysis of Impediments to Fair Housing (a county-wide report to the federal government), which can be a resource to Kirkland’s fair housing practices.~~

~~[[Some clustering of special-needs housing may be appropriate when proximity to public transportation, medical facilities, or other basic services is necessary.]]~~

Moved.

HOUSING CAPACITY

Moved.

~~At an average density of 6.5 [[dwelling units per residential acre citywide, Kirkland’s residential densities are relatively high for a suburban community. Nevertheless, the city contains many neighborhoods developed at lower densities (three to five dwelling units per acre).]]~~ ~~in 2003, Kirkland had 22,100 housing units, capacity for a total of 28,000 units, and a 2022 Growth Target of 26,800 units.~~

~~[[As noted in the Housing Diversity section of this Element, greater opportunities for home ownership may be created through smaller lots and more varied housing types. In addition, cost savings are generally associated with smaller lots and revised development standards. The savings obtained through reducing the amount of street, sidewalk, water, sewer, and other utilities needed for each home may be reflected in the initial purchase price as well as ongoing maintenance and services costs to both the home owner and the public.]]~~

Moved.

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Goal H-3: Provide for greater housing capacity and home ownership opportunities.***Policy H-3.1: Provide additional capacity for single-family development through allowing reductions in lot sizes where surplus land exists on underdeveloped parcels.***

~~[[As Kirkland has become more fully developed in recent years, residential development trends have included a shift away from large subdivisions to “infilling” of vacant and underdeveloped lots within existing neighborhoods.]]~~

Moved.

~~The city already allows slight reductions in the required lot size. [[as one method to accommodate more housing on existing residential land while helping to avoid suburban sprawl. Further lot size reductions would increase capacity in areas already served by transit and other public utilities and services. This should only be considered where compatibility with surrounding neighborhoods can be ensured through site and building design.]]~~

Moved.

Policy H-3.2: Allow a broad range of housing and site planning concepts. [[in single-family areas to increase housing supply and choice, to reduce cost, and to ensure design quality and neighborhood compatibility.

~~Clustering and innovative housing types may include cottages, compact single-family, zero lot line, clustered and common wall housing. These development styles can allow for more environmentally sensitive site planning by concentrating development on the most buildable portion of a site, preserving natural drainage, vegetation, and other natural features. Similarly, allowing zero lot line or other design innovations in these areas can further help to lower land and development costs.]]~~

Moved.

~~In addition to environmentally sensitive areas, innovative housing types may be appropriate on sites throughout the city’s single-family neighborhoods. [[The demographics of our population are changing, with the average number of people living in each housing unit decreasing and the average age increasing. Cottage, compact single-family and common wall housing can provide more housing on the same land area, in smaller structures that better match the needs of our population. In addition, housing affordability can be improved through reduced construction costs resulting from smaller or common wall development.~~

~~In all cases, design standards are important to ensure that new development is integrated sensitively with its neighbors. Greater attention to building and site design, such as building bulk, roofline variation, garage and parking location, and landscaped buffers can enhance aesthetic appeal and neighborhood compatibility.]]~~

Moved.

Policy H-3.3: Allow for the maintenance and redevelopment of existing developments that do not conform to current density standards in planned multifamily areas.

~~A number of multifamily structures exist within the city that are built at densities above those planned for their sites. These structures provide a valuable source of close-in and often affordable housing to Kirkland residents. In order to retain the housing capacity and affordability provided by these units, property~~

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~~owners should be allowed to maintain, remodel, or rebuild these structures, while retaining their existing densities. Restrictions on unit size should be considered as a means to maintain affordability.~~

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VII. HOUSING

A. INTRODUCTION

EXISTING CONDITIONS

Kirkland is a largely residential community, as housing remains the city's predominant land use. About 54 percent of the city's land area is devoted exclusively to residential uses; and with the 2011 annexations of Finn Hill, North Juanita, and Kingsgate neighborhoods, single-family homes now comprise 56 percent of the city's housing. Since 2005, the city has seen an increase in mixed-use developments that combine housing with other uses, such as office and retail. The city has a wide variety of other housing styles including zero lot line, townhomes, multi-family flats, and accessory dwelling units (or ADUs; also known as mother-in-law apartments). Neighborhoods are well established and are one of the city's most desirable assets. Numerous neighborhood associations and homeowners' associations contribute to the livability of the community.

Just as there are a variety of housing types in Kirkland, there is a range of housing densities – from large residential estates of close to one acre in size near Bridle Trails State Park to over 100 units per acre in some Downtown condominiums and apartments, where the number of units is limited only by the building envelope allowed on the site. The city's most dense neighborhoods are Totem Lake and Moss Bay, which includes Downtown, where a high proportion of the housing is multi-family units.

Through A Regional Coalition for Housing (ARCH), the city has and can continue to address a variety of housing needs. ARCH is an inter-local program formed by the cities of the Eastside, from Kenmore, Bothell, and Woodinville south to Newcastle. ARCH staff advises the city on addressing existing and projected housing needs, and administers Kirkland's affordable housing programs. The ARCH trust fund helps create affordable housing for a low- and very low-income households and people who have special needs or are homeless. Also through ARCH, the city participates in region-wide planning efforts, including developing regional strategies to address homelessness.

FUTURE NEEDS

For a thorough study of Kirkland's existing and projected housing needs, including comparisons across the Eastside and King County, please refer to ____, the *East King County Housing Analysis*. The following contains a few highlights and conclusions based on that report.

Critical housing needs facing Kirkland from 2015 to 2035 include the preservation of neighborhood quality, the addition of housing that meets need of a growing employment base (including the creation and retention of housing that is affordable), and the provision of housing for residents with special needs.

Kirkland's future will also include the need to accommodate additional growth. The challenge will be to find ways to develop additional housing that is compatible with existing neighborhoods and the environment. While much of the new housing will be located in existing areas of higher densities, other

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housing will occur in predominantly low-density residential neighborhoods as infill. The Housing Element contains goals and policies designed to promote and protect neighborhood quality as growth occurs.

The city's role in ensuring neighborhood quality will be to provide a compatible mix of land uses in and around residential areas, and to ensure that the physical elements inherent in a well-designed neighborhood are maintained and established. The Land Use and Housing Elements work together to achieve these goals.

In addition to preserving the character of neighborhoods while providing for growth, Kirkland faces the weighty challenge of supplying housing affordable to all economic segments of the population. The issue of affordable housing reaches most people in a community, since the quality of life in a city is tied, to a large extent, to the ability of its residents and local employees to find the kind of housing they desire at a price they can afford.¹

In 2011, about 30 percent of the city's residents earned less than 80 percent of area (i.e., King County) median income (\$56,500 for a family of four) and faced considerable difficulty in affording housing. According to the *2013 East King County Housing Needs Analysis*, prepared by A Regional Coalition for Housing (ARCH), Kirkland's current housing market is most lacking in providing rental housing units priced appropriately for low- and very low-income households (those earning zero to 50 percent of median income) and ownership housing priced appropriately for middle-income households (earning 80 to 120 percent of median income). Therefore, the Housing Element includes policies designed to:

- Increase the supply of rental units affordable to low- and very low-income households; and
- Increase first-time homeowner opportunities for moderate-income households.

In 2000, the City Council appointed a Housing Task Force to examine and make strategy recommendations in five issue areas: market provision of affordable housing, innovative housing styles to increase housing supply and affordability, transit-oriented development, preservation of existing affordable housing, and subsidization of affordable housing. The Task Force's recommendations on these issues were incorporated into the Housing Element and led to accomplishments in every area.

B. THE HOUSING CONCEPT

The central goal of the Housing Element is to preserve neighborhood quality while improving housing opportunities for all residents. To accomplish this, the Element:

- Promotes neighborhood quality through the continuation of the existing residential land use pattern and through the application of standards where infill development occurs to ensure compatibility.
- Promotes an adequate supply and variety of residential densities and housing types.
- Addresses the needs for special needs housing and housing affordable at every income level.

¹ Housing is affordable if a household spends no more than 30 percent of monthly income for total housing cost (including costs such as taxes, insurance, and utilities).

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The city should track its progress toward meeting these goals and consider additional tools or strategies if appropriate progress is not being made.

C. HOUSING GOALS

Goal H-1: Maintain and enhance the unique residential character of each city neighborhood.

Goal H-2: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.

Goal H-3: Promote affordable and special needs housing throughout the city for all economic segments of the population.

NEIGHBORHOOD QUALITY

As the Vision Statement and Framework Goals describe, Kirkland's citizens consider the preservation and enhancement of neighborhoods to be strong community values.

Kirkland encompasses many distinct neighborhoods that can be differentiated on the basis of density, age of structures, size of detached homes or multi-family structures, and a variety of visible features. The city's neighborhoods, with their own unique residential characters, offer a choice of living environments. This diversity adds to the community's ability to meet a wide variety of residential needs.

The following goals and policies are designed to ensure that new development meets the high standards for livability of Kirkland neighborhoods, and that the preferred community character is preserved.

Goal H-1: Maintain and enhance the unique residential character of each city neighborhood.

Policy H-1.1: Incorporate neighborhood character and design principles into standards for new development.

Because change will take place in all neighborhoods between 2015 and 2035, design standards for new development will be important to the preservation of neighborhood quality. Standards should address how new development, particularly when sited on smaller lots or at greater densities than surrounding development, can occur in a manner compatible with existing neighborhood character.

These standards can encourage structures to integrate sensitively with the surrounding area by addressing issues such as scale and bulk, setbacks which reinforce those of surrounding residences, as well as landscape buffers where appropriate.

HOUSING DIVERSITY

This Element contains policies designed to support opportunities to respond to the market and provide an adequate supply and variety of housing.

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Housing Variety

A variety of housing types is essential if Kirkland is to meet the needs of the diverse households that want to live in the community. For example, nearly two-thirds of households in Kirkland in 2014 have just one or two people. Kirkland has a relatively large percentage of younger adults (ages 20 to 44) and a relatively small percentage of families with school-age children. In 2014, senior citizens comprise almost one-quarter of the population, and could double in number within 20 years. And 20 percent of Kirkland's residents were born outside the United States, a population which is also growing rapidly. These are examples of demographics whose housing needs may require a different mix of housing types over time.

Housing Supply

At an average density of 6.0 dwelling units per residential acre citywide, Kirkland's residential densities are higher compared to other suburban communities. Nevertheless, the city contains many neighborhoods developed at lower densities (three to five dwelling units per acre). In 2013, Kirkland had 37,221 housing units, capacity for an additional 9,993 units, and a 2035 Growth Target of 8,570 units.

As noted in the Housing Diversity section of this Element, greater opportunities for home ownership may be created through smaller lots and more varied housing types. In addition, cost savings are generally associated with smaller lots and revised development standards. The savings obtained through reducing the amount of street, sidewalk, water, sewer, and other utilities needed for each home may be reflected in the initial purchase price as well as ongoing maintenance and services costs to both the home owner and the public.

Goal H-2: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.

Policy H-2.1: Maintain an adequate supply of land zoned appropriately for a variety of housing types and densities.

As Kirkland has become more fully developed in recent years, residential development trends have included a shift away from large subdivisions to "infilling" of vacant and underdeveloped lots within existing neighborhoods.

About two-thirds of the city's remaining residential capacity exists in mixed-use areas, with the expectation of moderate-to-high housing densities mixed with commercial uses. In the Totem Lake and Lakeview areas, future development would be largely separated from single-family areas, while in Rose Hill, some of the new housing will transition between businesses on NE 85th Street and surrounding single-family homes.

The city already allows slight reductions from the required single-family lot sizes as one method to accommodate more housing on existing residential land while helping to avoid suburban sprawl. Further lot size reductions would increase capacity in areas already served by transit and other public utilities and

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services. This should only be considered where compatibility with surrounding neighborhoods can be ensured through site and building design.

Policy H-2.2: Promote the development of accessory dwelling units on single-family lots.

Accessory units are promoted as a means to achieve a different form of housing that is also relatively affordable in existing neighborhoods by more efficiently using the existing housing stock. Regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility.

Income from these units can help residents in a variety of situations, as well as help to preserve the city's existing housing through supplementing upkeep costs, thereby extending the livability of a dwelling. Since adoption of regulations in 1995 to allow accessory dwelling units, as of 2014 over 190 units have been created within existing houses, over detached garages and in separate structures.

Policy H-2.3: Create flexible site and development standards, and maintain efficient development and review systems, that balance the goals of reduced housing development costs with other community goals.

Site and development standards affect many direct development costs, such as infrastructure, land, and building costs. Street widths, setbacks, curb and sidewalk requirements, and parking standards are some of the residential standards that may affect costs. Standards that allow alternative approaches to site and building design may provide cost savings as well as respond to emerging needs of the market. Some combination of a prescriptive standard that is permitted outright and an optional performance standard may be desirable to balance the desire to minimize costs and maintain quality.

Since time is a critical factor in financing development projects, a reduction in the time needed to receive city approval can result in savings to housing providers. Adding certainty to the development review process will also facilitate residential development.

Policy H-2.4: Allow a broad range of housing and site planning approaches in single-family areas to increase housing supply and choice, to reduce cost, and to ensure design quality and neighborhood compatibility.

Clustering and innovative housing types may include cottages, compact single-family, zero lot line, clustered and common wall housing. These development styles can allow for more environmentally sensitive site planning by concentrating development on the most buildable portion of a site while preserving natural drainage, vegetation, and other natural features. Similarly, allowing zero lot line or other design innovations in these areas can further help to lower land and development costs.

Innovative housing types also may be appropriate on sites in single-family neighborhoods that do not have environmental constraints. The demographics of our population are changing, with the average number of people living in each housing unit decreasing and the average age increasing. Cottage, compact single-family and common-wall housing can provide more housing on the same land area, in smaller structures that better match the needs of our population. In addition, housing affordability can be improved through reduced construction costs resulting from smaller or common-wall development.

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In all cases, design standards are important to ensure that new development is integrated sensitively with its neighbors. Greater attention to building and site design, such as building bulk, roofline variation, garage and parking location, and landscaped buffers can enhance aesthetic appeal and neighborhood compatibility.

Policy H-2.5: Allow for the maintenance and redevelopment of existing developments that do not conform to current density standards in planned multi-family areas.

A number of multi-family structures in the city were built at densities above those now planned for their sites. These structures provide a valuable source of close-in and often relatively affordable housing to Kirkland residents. In order to retain the housing capacity provided by these units, property owners should be allowed to maintain, remodel, or rebuild these structures, while retaining their existing densities.

AFFORDABLE AND SPECIAL NEEDS HOUSING

Housing Affordability

These policies strive to improve housing affordability at all income levels, and emphasize a combination of appropriately zoned land, regulatory incentives, financial subsidies, and innovative planning techniques, in order to ensure that moderate-, low-, and very low-income households have adequate housing opportunities. Housing for these households is least likely to be provided by the private housing market.

Household and affordable housing counts within each of the defined income groups (based on King County's median income for a family of four) in 2011 were as follows:

Table 1. Comparing Kirkland's Incomes and Housing Affordability

Income or Affordability Level for a Family of 4 (\$ in 2011)	Percent of Kirkland's Households by Income	Percent of Kirkland's Housing Units by Affordability
Very Low-Income (<30% of median income; or \$21,200)	8%	2%
Low-Income (30%–50% of median; \$21,200 to \$35,300)	8%	4%
Moderate-Income (50%–80% of median; \$35,300 to \$56,500)	14%	16%
Middle-Income (80%–100% median; \$56,600 to \$84,700)	9%	19%
Above Middle-Income (greater than \$84,700)	61%	59%

About 30 percent of the city's households fall within the very low-, low-, and moderate-income categories. This is about the same proportion as in 2000, although the percentages in upper-income

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categories have been growing since 1990. Including the annexation of some 8,000 households in Finn Hill, North Juanita, and Kingsgate, the percentage of middle-income households dropped three points (from 12 percent) and the percentage of above-middle-income households increased four points (from 57 percent).

The vast majority of housing affordable to low- and moderate-income families in Kirkland, as in most communities, is rental housing, typically multi-family. As shown in Table 2, below, most of the city's rental housing is affordable to moderate-income families, including about 16 percent that is also affordable to low-income families; and yet 76 percent of moderate- or lower-income renters are housing cost burdened; that is, pay more than 30 percent of their incomes toward housing costs. As households overpay to this extent, they may be forced to forgo other necessities, or be unable to save to buy homes because their housing expenses consume such large portions of their incomes.

Table 2. Comparing Kirkland's Rental Housing Affordability and Cost-Burdened Households

Income or Affordability Level for a Family of 4	Percent of Kirkland's Renters by Income	Percent of Kirkland's Rental Housing Units by Affordability	Kirkland's Renters, by Income, Who Are Cost-Burdened
Very Low-Income	14%	7%	72%
Low-Income	12%	9%	80%
Moderate-Income	14%	43%	68%
Middle-Income or Above	60%	41%	22%

Roughly 60 percent of Kirkland's very low-income households are severely cost burdened; i.e., pay more than 50 percent of their incomes for housing. The higher percentage of income paid toward housing, the more vulnerable a household is to actually losing their housing if someone in the household loses a job, suffers a medical emergency, or incurs some other major expense. As a result, these households may become homeless, displaced, or reside in overcrowded or substandard housing.

Special Needs Housing

Special needs housing provides shelter for people with emergencies or self-help limitations. Short-term special needs housing is needed to provide shelters for victims of domestic violence or homeless families, for example. Long-term housing with appropriate supportive services, such as single-family homes shared by adults with developmental disabilities, apartments adapted to serve the frail elderly, or efficiency units for the mentally ill, are also needed to prevent homelessness.

The city should consider funding, technical assistance, and additional flexibility to land use regulations as needed to provide a greater range of special needs housing. In particular, state law provides that homes occupied by people with disabilities and group care for children that meets the definition of "familial status" are regulated the same as homes occupied by a family or other unrelated individuals. Other policies show Kirkland's commitment to collaborate with other jurisdictions to plan and support a balance

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of special needs housing and programs throughout the region, particularly to relieve and prevent homelessness.

Goal H-3: Promote affordable and special needs housing throughout the city for all economic segments of the population.

Policy H-3.1: Strive to meet the city's proportionate share of the county-wide housing needs of very low-, low-, and moderate-income households.

The goals established by the Countywide Planning Policies maintain that cities, including Kirkland, address the countywide housing need, in proportion to the city's own size, at the following income levels:

Table 3. Comparing Countywide Housing Needs and Kirkland's Housing Affordability

Income or Affordability Level for a Family of 4	Percent of King County's Households by Income	Percent of Kirkland's Housing Units by Affordability
Very Low-Income	12%	2%
Low-Income	12%	4%
Moderate-Income	16%	16%
Middle-Income	18%	19%
Above Middle-Income	42%	59%

As the table demonstrates, these goals have proven challenging to meet for low- and very low-income households. While market conditions and existing plans have been fairly successful in providing rental housing for moderate-income households, low-income households have not been well served by either the rental or home ownership markets.

Special incentives for the development of low- and moderate-income housing should be used as a means to promote the provision of these units by private or nonprofit developers. Kirkland's existing programs that provide density bonuses for affordable housing could be expanded, and other types of incentives also should be explored. As a member of ARCH, as mentioned in the Introduction, the city has assistance to carry out many of the policies of the Housing Element.

Because every city has its own circumstances, limitations, and opportunities, Kirkland can and should support affordable housing across the Eastside as well as within the community.

Policy H-3.2: Require affordable housing when increases to development capacity are considered.

Rezoning, height and bulk modifications, and similar actions often yield greater development capacity. This can add significant value for property owners and an opportunity to create affordable housing with minimal (if any additional) cost to the owner. When the city considers amendments to the Comprehensive Plan, Zoning Code, or other regulations, the city should compare the economic value of

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the increased capacity to the economic cost of providing affordable units and decide whether to require affordable housing in return.

Policy H-3.3: Ensure that affordable housing opportunities are not concentrated, but are available throughout the city and especially in areas with good access to transit, employment, and shopping.

The bulk of housing affordable to low- and moderate-income households is multi-family. Nevertheless, opportunities for affordable housing, and special-needs housing, may occur in single-family neighborhoods through infill, accessory units, or group homes. These housing options should be available throughout the community and integrated into neighborhoods. This distribution will ensure a wider range of housing options for Kirkland residents.

Policy H-3.4: Preserve, maintain, and improve existing affordable housing through assistance to residents and housing providers.

Due to the high relative land values throughout the city, and the resulting difficulty that developers face in producing new housing that meets the needs of low- and moderate-income residents, assistance to enable rehabilitation of existing housing may be one of the most effective strategies to maintain and produce affordable housing in Kirkland. Another benefit of rehabilitation is that it is less likely to change the appearance of neighborhoods.

The city's Housing Repair program supports the preservation of both the owner-occupied and rental housing stock through grants and loans for housing repair and rehabilitation. Community Development Block Grant (CDBG) funds and city funds are also allocated to housing providers to acquire and rehabilitate emergency and transitional housing facilities, as well as permanent low- and moderate-income housing development and homeownership programs.

Policy H-3.5: Support housing acquisition and creation by private or nonprofit organizations, housing authorities, or other social and health service agencies for very low-, low-, and moderate-income residents.

Local resources can be a critical part of developing or preserving affordable housing. Surplus public property, Community Development Block Grant (CDBG) and city general funds invested through the ARCH trust fund, and payments or waivers of fees and infrastructure costs all have potential to improve the feasibility of affordable housing projects.

This is especially true of housing for individuals and families who cannot afford housing created through the private market. Local resources are often required as a match for other public and private funding sources and leverage a significant amount of funding into Kirkland and the region that would otherwise not be available.

The city can also support affordable housing acquisition and development in indirect ways:

- Working with local lenders to coordinate financing for projects.
- Encouraging private and other public donation of resources.

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- Inventorying multi-family residential properties and encouraging preservation of those that are affordable.
- Working with the legislature to fund the state’s housing trust fund, to provide additional tax relief, and to authorize additional tools for local governments.

Policy H-3.6: Ensure that regulations do not unduly restrict group homes or other housing options for persons with special needs.

Special-needs housing can be provided in single-family homes, group homes, multi-family dwellings, congregate care facilities, and other settings. Regulating group homes and home-based care as other housing represents a significant opportunity available to the city to meet the demand for special needs housing. Barriers to creating these housing options, including extensive special review processes, should be avoided.

Policy H-3.7: Support a range of housing options and services to move homeless persons and families to long-term financial independence. Support regional efforts to prevent homelessness.

A variety of housing types—shelters, single-room occupancy hotels (SROs), group homes, congregate care facilities—are needed to combat homelessness. The city should continue to make funding available to social service agencies serving these special-needs populations, to facilitate their development and operation.

The city should also work cooperatively with nonprofit agencies or the private sector to site special-needs housing while helping neighbors to understand the role of special-needs housing in the community and the requirements of the federal and state fair housing laws. The (King County) Committee to End Homelessness and other regional efforts are creating a more integrated system for addressing homelessness. This work guides local efforts in supporting work with specific programs and agencies.

Policy H-3.8: Cooperate at a regional level to increase the base of both public and private support necessary to address local housing needs.

Communities within King County should work together to address shared housing needs, since housing needs and solutions cross jurisdictional boundaries. They should cooperate on a regional housing finance strategy that complements local funding efforts and allows sharing resources to support affordable and special needs housing throughout east King County.

Policy H-3.9: Support housing options, programs, and services that allow seniors to stay in their homes or neighborhood. Encourage Universal Design improvements that increase housing accessibility.

Universal Design refers to a broad spectrum of ideas meant to produce products, buildings, or other built environments that are useable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. Wheelchair ramps, essential for people in wheelchairs but also used by all, are a

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common example. There are also cabinets with pull-out shelves, kitchen counters at several heights to accommodate different tasks and postures, and many other features.

Policy H-3.10: Support efforts to achieve a geographic balance in siting special-needs housing throughout the city and region, including support of housing in jurisdictions that serve residents from elsewhere on the Eastside.

Generally, special-needs housing should be available throughout the region. Some clustering of special-needs housing may be appropriate when proximity to public transportation, medical facilities, or other basic services is necessary.

Funds invested by Kirkland to provide this type of housing should be considered for projects both in Kirkland and elsewhere on the Eastside. Similarly, projects serving special-needs populations and funded by Bellevue, Redmond, and other Eastside communities should be sited in Kirkland when appropriate.

Policy H-3.11: Protect fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.

Fair housing is the ability for all people to choose where they live without discrimination based on race, color, national origin, sex, family status, or disability. These are the “protected classes” under state and federal law. Kirkland also protects people from rental housing discrimination on the basis of using a Section 8 voucher to help pay their rent. Cities may not make zoning or land use decisions or implement policies that exclude or otherwise discriminate against protected persons. Periodically, King County conducts an Analysis of Impediments to Fair Housing (a county-wide report to the federal government), which can be a resource to Kirkland’s fair housing practices.