



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

Date: February 19, 2015

To: Kurt Triplett, City Manager

From: Paul Stewart AICP, Deputy Planning Director
Eric Shields AICP, Planning Director

Subject: City Council and Planning Commission Joint Meeting and
Proposed 2015-2017 Planning Work Program

Recommendation

Staff recommends the City Council conducts the joint meeting with the Planning Commission to discuss the following:

- Draft 2015-2017 Planning Work Program
- Comprehensive Plan Update (schedule and status)
- Neighborhood Plan/Business District Updates
- Private Amendment Requests
- Other Items of Interest

1. Introduction and Meeting Format

The City Council and Planning Commission meet annually at a joint meeting to review the proposed Planning Work Program and to discuss other topics of interest. The Joint meeting is scheduled for the **March 3, 2015 study session** at 6:00 pm in the Peter Kirk Room. The joint meeting is an opportunity for the Commission to check-in with the Council on its activities and projects. At its [December 18th retreat](#), the Planning Commission met and recommended approval of the draft 2015-2017 Planning Work Program which is discussed below. Staff is requesting the City Council provide direction on any revisions to the work program to be brought back for the Council's adoption by resolution.

For the joint meeting staff would recommend the following format:

- | | |
|---|---|
| ▪ Introduction | Staff |
| ▪ Comprehensive Plan Update & Work Program | Glenn Peterson (Chair) |
| ▪ Neighborhood Plan/Business District Updates | Jon Pascal (Vice
Chair) and Colleen Cullen |
| ▪ Private Amendment Requests | Jon Pascal |
| ▪ Other Items of Interest | All |

2. Review of 2014 Tasks

In 2014, the Commission met 25 times – at study sessions, joint meetings or public hearings (See Attachment 1). One meeting was with the City Council and four of the meetings were joint meetings or hearings with the Houghton Community Council. One of the Commission meetings involved a tour of the Totem Lake industrial areas. The majority of the time in 2014 was spent on the update to the Comprehensive Plan (discussed later in the memo). For other tasks, the Commission completed work on:

- 2013 Miscellaneous Zoning Code and Municipal Code Amendments.
- CKC/Eastside Rail Corridor Land Use Regulations
- Right Size Parking Zoning Code Amendments (currently being considered by the City Council).
- Amendments to the Capital Facilities Plan

3. Comprehensive Plan Schedule

In 2014, the Commission and staff devoted extensive time to the GMA required update to the Comprehensive Plan. About 75% of the Commission meetings had an agenda topic on the Comprehensive Plan. The Commission is making excellent progress on many of the general plan chapters by reviewing and completing working drafts on the following elements:

General Elements

- | | |
|---------------------------|------------------------------------|
| ✓ Vision * | ✓ Environment |
| ✓ Introduction & General* | ✓ Economic Development* |
| ✓ Land Use* | ✓ Public Services |
| ✓ Housing* | ✓ Public Utilities |
| ✓ Community Character* | ✓ Parks, Recreation and Open Space |

Neighborhood Plans

- | | |
|---|---|
| ✓ Moss Bay | ✓ North Rose Hill |
| ✓ North and South Juanita
(combined) | ✓ South Rose Hill/Bridle Trails |
| | ✓ NE 85 th Street Subarea Plan |

The City Council has reviewed those chapters noted above with the (*).

As the Commission completes working drafts, staff has been bringing them forward to the City Council for review and comment. This keeps the Council abreast on the progress of the Comprehensive Plan update and should expedite the final review process. These Council briefings will continue as the Commission completes their work with several elements and draft neighborhood plan updates scheduled for City Council review through June. Staff has also been bringing the general elements to the Houghton Community Council for its review and comment.

Remaining chapters for the Commission to review include Transportation, Human Services, Parks, Recreation and Open Space, Capital Facilities and Implementation. The City Council and Public Works Department is taking the lead on the Transportation Element/Transportation Master Plan. The Parks and Community Service Department is

leading the effort on this element and the Parks, Recreation and Open Space Plan (PROS). In addition, work is underway on the various updates to the neighborhood plans, the citizen amendment requests and the Environmental Impact Statement.

Attachment 2 shows the extensive level of public outreach beginning in February 2013 that was conducted by staff on the Comprehensive Plan Update along with the [Kirkland 2035](#) events. **Over 83 separate neighborhood and public events or meetings have been held to date related to the Comprehensive Plan Update – not including regular Planning Commission study sessions.**

Attachment 3 shows the current schedule for the Comprehensive Plan update. The Commission is making good progress on reviewing the updated plan chapters, CAR's and neighborhood plans. In order to take final action by the end of the year, it will be necessary to hold a series of public hearings on the plan update in June, July and August with the Commission making its recommendation to the Council in late August or early September.

At the joint meeting the Commission and Council can discuss the schedule and progress to date along with any key issues coming out of the plan update process and review. The joint meeting would be the time to provide Council direction to staff and Commission as appropriate.

4. Proposed 2015-2017 Planning Work Program

The annual Planning Work Program establishes the major long range planning tasks for the City over the next three years with the primary focus on the upcoming year – 2015. The City Council adopts the Work Program by resolution based on the Planning Commission's recommendation following the joint meeting with the Commission. At the Planning Commission's December 2014 retreat, the Commission recommended approval of the proposed work program.

Attachment 4 is the **Proposed 2015 -2017 Planning Work Program** as recommended by the Planning Commission. (Note: Attachment 5 is the current adopted work program approved by the City Council on April 1, 2014).

The work program shows eight major categories with individual tasks for each major heading. The primary staff lead or project manager is identified. Estimated staffing levels for the Planning Department for each task are noted as FTE's (full time equivalent employees). The FTE is a way to determine expected staffing levels, budget and resource allocations. The FTE level is assigned to 2015 and will vary throughout the year depending on the project. Until the Comprehensive Plan is complete it will be difficult to initiate any new major projects in 2015.

The draft work program outlines the general timing and schedule although this can vary as the task progresses. Those work program items noted in [blue](#) are tasks that the Planning Commission will review and make a recommendation on – usually plan or code amendments. Those tasks outlined in [green](#) are other tasks that are long range in

nature but do not always directly involve the Commission (i.e. they are staff tasks or other City projects).

Major themes for the 2015-2017 Planning Work Program are:

- **Complete the update to the Comprehensive Plan (Task 1.0).** This includes the general elements, limited revisions to the neighborhood plans, consideration of the Citizen Amendment Requests, establishing the timing and process for future neighborhood plans, preparing the Environmental Impact Statement and adopting any related map and code amendments.
- Complete work on the **Finn Hill Neighborhood Plan (Task 2.1) and Everest/Central Houghton Shopping Center (Task 2.2)**.
- **Complete code amendments projects already in process:**
 - Marijuana Regulations **Task 3.1**) – final action scheduled for March 3.
 - Parkplace amendments (**Task 3.2**) – Council approved on February 17.
 - Multi-Family Parking Standards (**Task 3.3**) – Council reviewing.
 - Zoning Code reformat (**Task 3.4**) – first phase approved by Council on February 17.
- **Undertake work on specific code amendments** (miscellaneous code amendments, traffic impact standards, selected provisions in the sign code and FAR regulations).
- **Initiate and complete work on the Critical Area Regulations** (mapping, technical analysis, code amendments) (**Task 4.0**).
- **Undertake updates to key functional plans** (Housing Strategy Plan, Climate Action Plan, and Natural Resource Management Plan).

The Council and Commission should discuss the work program tasks, priorities and schedule and provide direction on any appropriate revisions. The final work program will be brought back to the Council for adoption. Below is a description of the work program tasks.

[Comprehensive Plan Update \(Task 1.0\)](#)

The GMA deadline for completing the Plan update is June 30th, 2015. While staff and the Commission have made considerable progress on public outreach and completing working drafts on several general elements, much work still needs to be done. Staff is fully engaged in this effort and have committed considerable resources to this task. It is anticipated that the Commission will complete its work by the end of summer and make its recommendation to the City Council.

On-going status reports on the Comprehensive Plan update have been presented to the City Council on a monthly basis for the past year and a half. At its meetings on January 20th and February 3rd the City Council began to review working drafts on several general elements that the Commission has completed. Similar briefings and review by the Council is scheduled over the next several months. Attachment 3 shows the meeting calendar and schedule to complete the plan by the end of the year. The Comprehensive Plan is currently scheduled for every Commission meeting through August. (Note: dates are subject to change).

The joint meeting would be a good time to check-in with the Council on the progress of the Comprehensive Plan and any key issues that merit discussion with the Council.

Private Amendment Requests (Task 1.10)

One question for the Commission and Council to discuss is the timing for the next round of Private Amendment Requests (PAR's) (Task 1.10). Prior to the major plan update process, the City would accept formal requests from the public to amend the plan every other year. Generally, these would be map and rezone requests. There is an application form and a fee associated with the request. The request would go through a threshold review by the Commission and a recommendation to the City Council on which requests to study. The Council would then review the Commission's recommendation and make a determination.

Due to the work on the Comprehensive Plan update, the formal PAR process was suspended. More informal requests were accepted (no fee) as a *Citizen Amendment Request (CAR)* that the City is currently considering. The deadline for a CAR to be submitted was June 20th, 2014. The Planning Commission is actively reviewing these requests.

Some interested parties missed the target date and are inquiring on when the next PAR process would be initiated. Typically, December 1, 2015 would be the deadline for PAR's. The Commission discussed the schedule and timing for the next round of PAR's and determined that the preference is to defer this to December 1, 2016 since the Comprehensive Plan will just have been completed. If the Council prefers an earlier date, other tasks may need to be deferred or additional resources needed.

The Commission and Council should discuss this approach at the joint meeting.

Neighborhood Plans (Task 2.0)

The Finn Hill Neighborhood Alliance (FHNA) has requested the City prepare a neighborhood plan (Task 2.1) and to use outside consultants to assist in the plan. As one of the annexed areas, Finn Hill does not currently have a neighborhood plan and neither does North Juanita or Kingsgate. North Juanita is being integrated into the existing South Juanita Plan that has been reviewed by the Planning Commission. Staff is also in the process of preparing a basic neighborhood plan for Kingsgate that will serve as a place keeper until a more in-depth effort can be scheduled.

The City has agreed to the approach for Finn Hill and has available funds to begin this update in 2015. Staff has been meeting with the [Green Futures Lab](#) through the University of Washington. They are in the process of preparing a draft scope of work for review by staff. In-depth work would begin in the spring of 2015 and it is anticipated that this update would be completed in early 2016.

On September 16, 2014 the City Council, by Resolution R-5067, directed staff to initiate no later than January 15, 2016, a formal public review and update process for the Houghton/Everest Neighborhood Center in partnership with the Houghton Community Council, property owners and residents of the Everest and Central Houghton neighborhoods. The Planning Commission is to make a final recommendation to the City Council no later than October 31, 2016. The draft Planning Work Program (**Task 2.2**) reflects this effort and schedule.

Task 2.3 (Neighborhood Plans) is intended as a place keeper with the timing, schedule and approach to be determined. This is discussed in more detail in the next major section of this memo.

Code Amendments (**Task 3.0**)

There are a number of tasks under this heading. These were initiated in 2014. The Council may take action on **Task 3.1** (Marijuana) at the March 3 meeting. **Task 3.2** regarding the Parkplace Amendments were adopted on February 17 by the Council. **Task 3.3** is still under consideration by the Council. (Multi-Family Parking Standards – aka "Right Size Parking").

Task 3.4 consists of the reformatting of the Zoning Code. The first phase for the City's residential zones was adopted by the Council on February 17. Phase 2 will look at the rest of the zoning districts but the timing for this work has not been determined.

Periodically, the City considers a variety of miscellaneous code amendments (**Task 3.5**) based on a roster that staff maintains. This generally occurs each year. Due to the current effort on the Comprehensive Plan, staff resources are not available in 2015. The draft Planning Work Program shows this being considered in 2016.

Task 3.6 is to codify our current traffic impact standards following the adoption of the Comprehensive Plan and Transportation Management Plan. Once completed, this will further reduce the need for SEPA (State Environmental Policy Act) review.

Task 3.7 is noted on the work program in 2015 to address selected regulations in the sign code – primarily regarding off-site A-frame sites as a result of court decisions. Staff resources would not be available to undertake a more comprehensive update to the sign chapter at this time.

Depending on the scope, timing and resources, work on revisiting the Floor Area Regulations (FAR) could be considered in 2016 (**Task 3.8**).

Regarding **Task 3.9**, the City is required by the State to review and revise our local codes, rules and standards to incorporate and require Low Impact Development principles and best management practices related to surface water management under the auspices of the National Pollutant Discharge Elimination System Permit (NPDES). This effort will involve a combination of staff from the Planning and Public Works Department. The code revisions must occur by December 31, 2016. The work program show this task beginning in late 2015.

Critical Area Regulations (Task 4.0)

The Growth Management Act requires the City to update its critical area regulations (CAO) by June 30, 2015. Due to Comprehensive Plan update mandate, the City does not have resources to start the CAO update until the Comprehensive Plan update is substantially completed – however mapping and analysis can begin in 2015.

The CAO includes regulations in the Zoning Code (KZC Chapter 90) pertaining to wetlands, streams, minor lakes, and frequently flooded areas; and KZC Chapter 85 (Geologically Hazardous Areas) pertaining to erosion, seismic, and landslide hazards. The City's last major update to Chapter 90 was 2002. Chapter 85 has not had a major update since its adoption in the early 1990's. The draft Planning Work Program shows this task beginning in late 2015 with estimated completion by the end of 2016. The work on this effort will take considerable staff and Commission time and will involve extensive public involvement.

The major emphasis of the CAO update will be:

- Mandated incorporation of "best available science" (BAS), including revised classification schemes and buffers for streams and wetlands.
- Review of City's geotechnical data for purposes of mapping and regulating geologic hazards.
- Updated risk mapping (landslide, erosion, seismic, etc.) based on a combination of geotechnical consulting and IT-GIS support.
- Technical assistance on data interpretation and best practices.
- Citywide public education and outreach.

This task is a joint effort of the Planning and Public Works Departments as it relates to stream and wetland updates because of the overlap between surface water management and drainage basins. It will also involve the Planning, Public Works, and Fire & Building Departments as it relates to geologically hazardous areas because of the shared responsibilities in identifying and managing risks and improving emergency response planning. Managing the GIS mapping of this work would be assigned to the city's GIS Division (IT Department), and could be initiated in early 2015 so as to be completed before substantial work on the code begins.

Housing (Task 5.0)

ARCH (A Regional Coalition for Housing) is the City's housing resource on a variety of initiatives, programs and funding. **Task 5.1** represents the on-going Planning Department staff participation in housing issues. These include administering the

provision of affordable housing in developments pursuant to city regulations, implementing the optional multifamily tax exemption program, and assisting with affordable housing preservation efforts.

The purpose of **Task 5.2** is update the City's Housing Strategy Plan. This plan, last prepared in 2007, identifies key strategies intended to address the City's housing needs and goals to ensure implementation of the Comprehensive Plan. It is updated periodically to show the current status and the level of action needed to achieve each strategy. Staff is recommending the Planning Commission review and provide comment on the Strategy Plan.

Environmental Stewardship and Sustainability (Task 6.0)

These tasks consist of a variety of sustainability and environmental stewardship efforts. The City Council adopted the Urban Forestry Strategic Management Plan in July, 2013 (**Task 6.1**). The City has a .5 FTE Urban Forester that guides the City's general urban forestry efforts. Implementation of the Strategic Management Plan is being coordinated through a Tree Team consisting of participants from Parks, Public Works and Planning.

Task 6.2 is a single event consisting of an "eco-charrette" focusing on the Cross Kirkland Corridor. The intent of this facilitated event, to occur in the spring of 2015, is to convene a diversity of participants with technical expertise in environmental strategies, actions and techniques to brainstorm potential ideas for developing a model "green" corridor. Scoping is underway and a final report will be presented to the Council.

Task 6.3 and **Task 6.4** represent updates to current adopted functional plans – the [Climate Action Plan](#) and the [Natural Resource Management Plan](#) (adopted in 2003). One approach that is being considered is to merge these into a coordinated overall strategic plan that addresses both the built and green environment. This approach would also determine how the City would undertake the specific Kirkland actions, strategies, schedule and resources necessary to implement the K4C Joint City-County Commitments that the City Council adopted. These tasks would likely require staff and technical/professional resources to undertake this effort through a comprehensive, integrated approach.

The City has a "Green Team" consisting of representatives from several City departments that meet on a monthly basis to coordinate stewardship and sustainability activities and programs and implement the plan and other tasks as assigned (**Task 6.5**). This task recognizes an on-going staff commitment to this service team.

Task 7.0 (Database Management) and **Task 8.0** (Regional Coordination) are on-going staff efforts.

5. Neighborhood Plan Updates

At its retreat, the Planning Commission discussed how and when to undertake future neighborhood plan updates. Included in that retreat packet was a table showing one approach in grouping neighborhood plans.

Group	Neighborhoods	Land Area (acres)	Housing Units	Employment
1	Finn Hill	2,610	6,030	360
2	Houghton/ Everest Bus. District			
	Everest	220	650	1,930
	Central Houghton (reformat 1 st time)	615	1,480	610
	Lakeview (reformat 1st time)	365	1,500	6,270
	Subtotal	1,200	3,630	8,810
3	Kingsgate	1,280	4,910	490
4	Juanita	1,880	8,500	1,890
5	South Rose Hill/ Bridle Trails	1,120	2,290	1,320
	North Rose Hill	980	3,600	1,940
	NE 85 th St. Corridor			
	Subtotal	2,100	5,890	3,260
6	Moss Bay	315	3,160	4,940
7	Market	290	770	390
	Highlands	365	1,040	0
	Norkirk	510	1,710	1,820
	Market Corridor			
	Subtotal	1,165	3,520	2,210
8	Totem Lake	860	1,240	16,020
	City Totals	11,410	36,880	37,980
	Group Averages	715	2,305	2,375

In 2012, staff prepared a "white paper" identifying various approaches to improving neighborhood or subarea plan updates. As background information and context, that paper is included as [Attachment 6](#).

At the retreat, the Planning Commission began to lay out a framework and guidelines for neighborhood plan updates. Discussion points noted are:

- Consider groupings that share a common area (e.g. groupings as noted above or a shared business district)
- Establish a common format or template (easier to update)

- Develop a plan for the plan (scope and purpose) and keep to the scope
- Have clear expectations on schedule and completion (i.e. within a year)
- Identify agreed upon areas or topics that should be addressed in a neighborhood plan

At the January 20th Council meeting, Councilmember Arnold expressed interest in establishing a general schedule for plan updates. He suggested putting into the Comprehensive Plan an overall standard for two update cycles for each neighborhood plan update. This would entail a sequence something like a 6-2-6 time frame: cycling through six years of the first groupings of neighborhood plan updates – then two years of general plan update - and then six years for the next cycle of neighborhood plans.

The City would undertake 2-3 neighborhoods annually depending on the groupings within each six year cycle to be determined. This would meet the GMA requirements and result in every neighborhood plan being updated within a reasonable time frame with appropriate staffing and resources.

At its February 12th meeting, the Commission discussed focusing on business districts rather than the entire neighborhood plan since they are likely to be the place where new growth and development would occur. This approach would change the neighborhood groupings noted above. One option would be prioritize those neighborhoods with the business districts that should be considered earlier than later. The Kirkland Alliance of Neighborhoods (KAN) has requested a joint meeting with the Planning Commission. The neighborhood plan update process would be one of the key agenda topics for consideration at such a meeting.

At the joint meeting, the Commission and Council should discuss the general approach and framework/guidelines noted above for neighborhood plan updates.

6. Other Discussion Topics of Interest

Time permitting, the joint meeting is an opportunity for the Council and Commission to discuss any other topics of interest or for the Council.

Attachments

1. 2014 Planning Commission Agenda Topics
2. Comprehensive Plan Public Outreach Meetings
3. Comprehensive Plan Update Schedule
4. Proposed 2015-2017 Planning Work Program
5. Adopted 2014-2016 Planning Work Program
6. Improving Subarea Plans Paper

Planning Commission Agenda Topics for 2014

Attachment 1

Meeting Date	Topic	Meeting Type
January 9	<ul style="list-style-type: none"> • Comprehensive Plan Update 	Study Session
January 23 Joint Hearing with HCC	<ul style="list-style-type: none"> • 2013 Misc. KZC & KMC Amendments • Proposed 2014-2016 Planning Work Program 	Public Hearing Study Session
February 13	<ul style="list-style-type: none"> ▪ Misc. KZC and KMC Amendments ▪ Transportation Master Plan & Cross Kirkland Corridor ▪ Land Use Element ▪ Joint Meeting with Council 	Public Hearing PW Presentation Study Session Study Session
February 27	<ul style="list-style-type: none"> ▪ MRM Private Amendment Request ▪ Land Use Regulations, Properties Adjoining CKC & Eastside Rail Corridors 	Study Session Study Session
March 3	<ul style="list-style-type: none"> ▪ Joint Meeting with City Council 	Study Session
March 13	<ul style="list-style-type: none"> ▪ MRM Private Amendment Request ▪ Industrial Study Presentation ▪ Comprehensive Plan Update - Land Use Element 	Public Hearing Study Session Study Session
March 27	<ul style="list-style-type: none"> ▪ Totem Lake Park Master Plan ▪ Comprehensive Plan Update – Land Use Element ▪ Comprehensive Plan Update - Economic Development Element 	Study Session Study Session Study Session
April 10	<ul style="list-style-type: none"> ▪ Cross Kirkland Corridor Regulations ▪ Comprehensive Plan Update - Totem Lake Neighborhood Plan ▪ Comprehensive Plan Update – Neighborhood Plans 	Public Hearing Study Session Study Session
April 24	<ul style="list-style-type: none"> ▪ Kirkland 2035 – 10 Minute Neighborhood Pilot ▪ MRM Private Amendment Request 	Study Session Public Hearing
May 8	<ul style="list-style-type: none"> ▪ Comprehensive Plan Update – Housing Element ▪ Comprehensive Plan Update – Economic Development Element 	Study Session Study Session
May 22 Joint Meeting with HCC	<ul style="list-style-type: none"> ▪ Comprehensive Plan Update – PROS Plan ▪ Amendments to Multi-Family Parking Requirements 	Study Session Study Session
May 28	<ul style="list-style-type: none"> ▪ Tour of Totem Lake Industrial Area 	Offsite Tour
June 12	<ul style="list-style-type: none"> ▪ Comprehensive Plan Update - Land Use Element & 10 Minute Neighborhood Update 	Study Session
June 26 Joint Meeting with HCC	<ul style="list-style-type: none"> ▪ Right Size Parking 	Study Session
June 26	<ul style="list-style-type: none"> ▪ Comprehensive Plan Update – Totem Lake Plan Update 	Study Session
July 10	<ul style="list-style-type: none"> ▪ Citizen Amendment Requests 	Study Session
August 14	<ul style="list-style-type: none"> ▪ Citizen Amendment Requests Map #12 & Map #14 ▪ EIS Growth Alternatives 	Study Session Study Session
August 28 Joint Public Hearing with HCC	<ul style="list-style-type: none"> ▪ Right Size Parking 	Public Hearing
August 28	<ul style="list-style-type: none"> ▪ Comprehensive Plan Update – Economic Development Element ▪ Comprehensive Plan Update – Utilities and Public Services Element 	Study Session Study Session
September 11	<ul style="list-style-type: none"> ▪ Comprehensive Plan Update - Citizen Amendment Requests ▪ Comprehensive Plan Update - Revisions to Neighborhood Plans ▪ Comprehensive Plan Update – Natural Environment Element ▪ Comprehensive Plan Update – EIS Growth Alternatives 	Study Session Study Session Study Session Study Session
September 25	<ul style="list-style-type: none"> ▪ Right Size Parking Deliberation 	Public Hearing
October 9	<ul style="list-style-type: none"> ▪ Comprehensive Plan Update – Public Services and Utilities ▪ Comprehensive Plan Update – Community Character Element 	Study Session Study Session

Planning Commission Agenda Topics for 2014

Attachment 1

October 23	<ul style="list-style-type: none">▪ Right Size Parking Deliberation▪ Comprehensive Plan Update – Industrial Areas▪ Comprehensive Plan Update – Environmental Element	Public Hearing Study Session Study Session
November 13	<ul style="list-style-type: none">▪ Parkplace Amendments▪ Comprehensive Plan Update – Park Element	Study Session Study Session
November 20	<ul style="list-style-type: none">▪ City Initiated Comprehensive Plan Amendment▪ Charts to Tables Zoning Code Reformatting Project, Process IVA	Public Hearing Study Session
December 11	<ul style="list-style-type: none">▪ Parkplace Amendments	Study Session
December 18	<ul style="list-style-type: none">▪ Planning Commission Retreat▪ Planning Work Program▪ Marijuana Regulations▪ Neighborhood Plans	

Comprehensive Plan Public Outreach Meetings (Attachment 2)
February 19, 2015

MEETING DATE	ORGANIZATION-TOPIC
02/08/13	City Council Retreat Comp Plan briefing
02/14/13	Planning Commission study session- GMA-Comp Plan update briefing
02/19/13	Joint City Council/Planning Commission-GMA and PCD Work Program discussion
02/27/13	Transportation Commission Comp Plan briefing
03/06/13	Finn Hill Neighborhood Alliance
03/26/13	Everest Neighborhood Association
04/09/13	Norkirk Neighborhood Association
04/17/13	Lakeview Neighborhood Association
04/22/13	Houghton Community Council briefing
04/25/13	Planning Commission Briefing
05/01/13	CHNA -Comp Plan update
05/01/13	Surface Water Master Plan- Comp Plan update
05/13/13	Juanita Neighborhood Association
05/08/13	Park Board briefing
05/14/13	Business Roundtable
06/01/13	Totem Lake Park Workshop
06/07/13	Walk and Roll Safety Fair
06/08/13	Community Planning Day at City Hall
06/19/13	Evergreen Hill Neighborhood Association
06/24/13	Totem Lake Conversations
06/26/13	Finn Hill Neighborhood Association
06/27/13	Planning Commission -draft Community Outreach Plan/Capacity
07/17/13	Joint meeting with PC/TC/PB
07/18/13	Google exchange on Comp Plan Update-CKC-Trans Plan visioning
07/20/13	North Rose Hill Picnic
07/22/13	Houghton Community Council Briefing on Outreach Plan
07/31/13	Business Roundtable
08/02/13	Juanita Friday Markets
08/18/13	Juanita Neighborhood Association Picnic
08/21/13	Wednesday Market
08/24/13	Highlands/Norkirk Association Picnic
08/25/13	Everest Neighborhood Association Picnic
09/02/13	Central Houghton Neighborhood Association Picnic "Hought-Down"
09/08/13	Finn Hill Neighborhood Association Picnic "Denny Fest"
09/14/13	Market Neighborhood Association Picnic
09/18/13	Market Neighborhood Association Picnic - Kirkland 2035 briefing
09/25/13	Transportation Commission Comp Plan briefing - Land Use capacity
09/26/13	Planning Commission status update- public outreach- visioning plans
09/30/13	Downtown Merchants Kirkland 2035 conversation stations
10/07/13	Boards and Commissions Visioning Exercise

Comprehensive Plan Public Outreach Meetings (Attachment 2)
February 19, 2015

10/08/12	Senior Council/Human Services Committee Visioning Exercise
10/09/13	Business Roundtable Visioning Exercise
10/14/13	Totem Lake Conversations
10/16/13	Everest Neighborhood Meeting
10/19/13	Community Planning Day at Peter Kirk Community Center
10/28/13	Youth Council Visioning Exercise
10/30/13	City Staff Visioning Exercise
10/31/13	City Staff Visioning Exercise
11/13/13	KAN Visioning Exercise
11/12/13	SRH/Bridle Trails Visioning Exercise
11/18/13	NRH/Evergreen Visioning Exercise
11/18/13	Moss Bay/Lakeview Visioning Exercise
11/19/13	Everest/Houghton Visioning Exercise
11/20/13	Market Visioning Exercise
01/15/14	Finn Hill Visioning Exercise
01/22/14	Kirkland Business Roundtable discussion-panel on Economic Development Element
01/28/14	Houghton-Everest-Lakeview Neigh plan update
01/30/14	Moss Bay-Market-Norkirk-Highlands Neigh plan update
02/11/14	N/S Rose Hill-Bridle Trails Neigh Plan update
02/19/14	Juanita-Finn Hill-Evergreen Hill Neigh Plan update
Total attending Visioning Conversations and Two Community Planning Days is 700. Total for Neighborhood Plan update meetings is 255. For total of 955 as of 2/19/14:	
04/09/14	Business Roundtable Focus Groups Regarding Downtown at Maison Delille-Realogics
04/26/14	Community Future Day at City Hall- info stations and panel on growth-transportation
05/13/14	Neighborhood Plan Update Meeting #2 Everest/Houghton/Lakeview
06/04/14	Neighborhood Plan Update Meeting #2 North Rose Hill/So Rose Hill/Bridle Trails/Totem Lake
06/05/14	Neighborhood Plan Update Meeting #2 Norkirk/Moss Bay/Highlands/Market
06/10/14	Neighborhood Plan Update Meeting #2 Juanita/Finn Hill/Kingsgate
09/09/14	South Rose Hill/Bridle Trails Associations to discuss Plans
09/23/14	Kirkland Rotary
10/03/14	Eastside Preparatory School Students
10/10/14	Kamiakin School Students
10/08/14	KAN Neighborhood Plan Updates
10/14/14	South Rose Hill/Bridle Trails Board to discuss Plans and NE 85th ST Plan
11/10/14	North Juanita Association to discuss Plan
11/12/14	Public Open House
11/17/14	North Rose Hill Association to discuss Plan
11/17/14	Moss Bay Association to discuss Plan

Comprehensive Plan Public Outreach Meetings (Attachment 2)
February 19, 2015

11/19/14	Highlands Association to discuss Plan
12/08/14	Moss Bay Board to discuss Plan
01/22/15	Norkirk Neighborhood Association Board
02/04/15	Norkirk Neighborhood Association
02/18/15	Kingsgate Neighborhood Association
*	Does not include all monthly Planning Commission study sessions or City Council briefings

COMPREHENSIVE PLAN UPDATE
SCHEDULE FOR SEPT 2014- DEC 2015

02/17/15

(Schedule Subject to Change)

PC = Planning Commission, HCC = Houghton Community Council, CC= City Council

MEETING DATES FOR GROUPS	TOPIC	PLANNER
SEPT 9 – SRH/BT	South Rose Hill/Bridle Trails Plans with Assoc.	Coogan
OCT 14 – SRH/BT	South Rose Hill/Bridle Trails Plans with Board	Coogan
NOV 10 – Juanita	North Juanita Plan with Association	Coogan/T. Swan
NOV 17 – NRH	North Rose Hill Plan with Association	Lieberman-Brill
NOV 17 – MB	Moss Bay Plan with Association	McMahan
NOV 19 Highlands	Highlands Plan with Association	Lieberman-Brill
DEC 8 – MB	Moss Bay Plan with Board	McMahan
DEC 18 – PC	Retreat	Stewart/Swan
2015		
JAN 8 – PC	Environment Element Moss Bay Neighborhood Plan Waddell CAR Nelson/Cruikshank CAR	Barnes McMahan McMahan McMahan
JAN 20 – CC Briefing	Vision, Introduction, General Chapters Economic Development, Community Character	Swan Coogan
JAN 22 - Norkirk	Norkirk Plan with Board	Lieberman-Brill
JAN 22 – PC	Totem Lake Plan	Collins
FEB 3 – CC Briefing	Land Use Element Housing Element	McMahan Nelson
FEB 4 Norkirk	Norkirk Plan with Assoc.	Lieberman-Brill
FEB 12 – PC	South Rose Hill/Bridle Trails Neighborhood Plan NE 85 th Street Neighborhood Plan Juanita Neighborhood Plan Newland CAR Work Program	Coogan Coogan Coogan Coogan Stewart
FEB 17 – CC study session	TMP/Transportation Element	Godfrey
FEB 26 – PC	North Rose Hill Neighborhood Plan Griffis CAR Basra CAR Walen CAR	Lieberman-Brill Lieberman-Brill Lieberman-Brill Collins
FEB – 18 Kingsgate	Kingsgate Neighborhood Plan with Association	Swan/Coogan
MARCH 3 - CC	Joint meeting with the Planning Commission (non-Comp Plan item)	
MARCH 12 – PC	MRM CAR Evergreen Healthcare CAR Totem Commercial Center CAR	Ruggeri Collins Collins
MARCH 17 – CC Briefing	Moss Bay, Juanita, South Rose Hill, Bridle Trails, NE 85th Street subarea Neighborhood Plans Nelson/Cruikshank, Waddell and Newland CARs	McMahan/Coogan
MARCH 23 - HCC	Environment Element Introduction, rest of Vision Chapter Bridle Trails Neighborhood Plan Update (portion) Public Services/Utilities (Climate Commitments)	Barnes Swan Coogan Lieberman-Brill
MARCH 24 – Everest	Everest Plan with Neighborhood Association	Ruggeri
MARCH 26 – PC Start at 6pm	Norkirk Neighborhood Plan Norkirk 7 CARs Highlands Neighborhood Plan Public Services & Utilities (Climate Commitments) Land Use Element follow-up	Lieberman-Brill Lieberman-Brill Lieberman-Brill Lieberman-Brill McMahan
April 7 – CC Briefing	Environment Element	Barnes
APRIL 16 – PC (instead of 4/9)	Everest Neighborhood Plan Morris CAR Rairdon CAR Astronics CAR Totem Lake follow-up	Ruggeri Collins Collins Collins Collins
April 21 – CC Briefing	None	
APRIL 23 – PC	Parks Element (cont.) Transportation Element (cont.) New Kingsgate Neighborhood Plan Human Services Element Capital Facilities Element (except CFP tables)	Cogle/Swan Godfrey/Swan Swan Swan Swan

	Implementation Strategies and Definitions Council briefing follow-up: Intro, General	Swan/All Swan
APR 27 – HCC	Parks (final), Transportation (final), Human Services Capital Facilities Element (except CFP tables) Implementation Strategies and Definitions	Cogle/Godfrey/Swan Swan Swan Swan/All
MAY 5 – CC Briefing	Highland & North Rose Hill Neighborhood Plans Griffis, Barsa and Walen CARs Public Services & Utilities Elements	Lieberman-Brill Lieberman-Brill/Collins Lieberman-Brill
MAY 14 – PC	Totem Lake Plan and related code amendments	Collins
MAY 19 – CC Briefing	Transportation Element Park Element Everest Neighborhood Plan MRM CAR Norkirk Neighborhood Plan and CARs	Godfrey/Swan Cogle/Swan Ruggeri Ruggeri Lieberman-Brill
MAY 28 – PC	Comp Plan wrap up, including Council briefings	
JUNE 2 – CC Briefing	Human Services Element Implementation Strategies and Definitions New Kingsgate Plan	Swan Swan/all Swan
JUNE 11 – PC	Follow-up on CC briefings	
JUNE 16 – CC Briefing	Totem Lake Neighborhood Plan Totem Lake CARs Capital Facilities Element (not including CFP charts)	Collins Collins Swan
JUNE	60 day Notice to Department of Commerce	
JUNE	Issue Draft EIS (15 days before hearing)	
JUNE 25 – prior to PC meeting	OPEN HOUSE on 6/25 hearing items	Same as 6/25
JUNE 25 – PCC/TC/HCC Joint Hearing <i>Tentative date</i>	Joint Hearing on Element Chapters (except CFP) Bridle Trails Plan HCC /TCC Recommendations Hearing on MRM CAR Hearing on Everest Neighborhood Plan Kingsgate Plan Deliberation and Recommendation	All Coogan Ruggeri Ruggeri Coogan/Swan
JULY 9 – prior to PC meeting	OPEN HOUSE on 7/9 hearing items	All
JULY 9 – PC <i>Tentative date</i>	Draft EIS Hearing (cont) Hearing on Newland, Waddell Nelson/Cruikshank, CARs Hearing on Moss Bay, South Rose Hill, Juanita, NE 85 th Street, Everest Neighborhood Plans Deliberation and Recommendation	Shields McMahan/Coogan
JULY 21 – CC	Draft Capital Improvement Program (CIP)	
JULY 23 – prior to PC meeting	OPEN HOUSE on 7/23 hearing items	
JULY 23 – PC <i>Tentative date</i>	Draft EIS Hearing Hearing on Norkirk, North Rose Hill & Highlands Hearing on Norkirk and North Rose Hill CARs PC deliberation and recommendation Capital Facilities Plan – review tables	Shields Lieberman-Brill Swan
JULY 27 – HCC	Capital Facilities - review tables	Swan
AUG 13 – prior to PC meeting	OPEN HOUSE on 8/13 hearing items and COMMUNITY MEETING on Totem Lake Planned Action EIS	Collins and Swan
AUG 13 – PC <i>Tentative date</i>	Hearing on Totem Lake Neighborhood Plans Hearings on Totem Lake CARs Hearing on Totem Lake Planned Action EIS Joint Hearing on CFP tables (unless HCC waives it) HCC recommendation on CFP tables (unless waived) PC deliberation and recommendation	Collins Swan
AUG 27 – PC	Wrap up of recommendation	
SEPT	Final EIS issued	
OCT 20 – CC	Council Study session	All
NOV 17 – CC	Council Final Plan adoption & Planned Action EIS ordinance (except Capital Facilities Plan/CFP)	All
DEC – CC	Council adoption of Capital Facilities Plan	Swan
DEC TBD - HCC	Jurisdictional Approval	

<p>Planning Commission meetings are held at Kirkland City Hall. Meetings usually start at 7pm, but some meetings may start earlier due to number of items on the agenda. See Planning Commission web page for agendas and staff memos at end of day Friday before meeting.</p>	<p><u>Staff Contact information:</u> Dorian Collins, Senior Planner dcollins@kirklandwa.gov 425-587-3249. Janice Coogan, Senior Planner jcoogan@kirklandwa.gov 425-587-3257 Joan Lieberman-Brill, Senior Planner jlieberman-brill@kirklandwa.gov 425-587-3254 Jeremy McMahan, Planning Supervisor jmcmahan@kirklandwa.gov 425-587-3229 Angela Ruggeri, Senior Planner aruggeri@kirklandwa.gov 425-587-3256 Teresa Swan, Senior Planner, Comp Plan Update Manager tswan@kirklandwa.gov, 425-587-3258 Eric Shields, Planning Director/SEPA Official eshields@kirklandwa.gov 425-587-3226</p>	<p>➤ Finn Hill Plan: began preparation in 2015. Lakeview (JC), Houghton (AR), Market (JC) Plans are recent plans and may not need to be revised except for maps. Staff is working with the neighborhoods to determine if updates are needed.</p>
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Improving Subarea Plan Updates 1/17/2012

1. The Problem

The Kirkland Comprehensive Plan contains twelve neighborhood plans and two corridor plans. With the recent annexation, two new neighborhoods were added and another neighborhood was expanded, resulting in sixteen areas for which plans potentially need to be prepared and maintained. A map of the neighborhood boundaries is attached. With current resources and other priorities, keeping the plans up to date will be a significant challenge. Consequently, it would be desirable to find a way to either speed up the cycle of neighborhood plan updates or find alternatives to neighborhood planning.

2. Purpose of Neighborhood Plans

Kirkland has prepared neighborhood plans since 1977. The plans have enabled the City to examine and plan for issues at a localized scale, addressing the unique characteristics of different parts of the City. Land use policies and regulations have been developed at a very fine geographic scale.

In addition, the neighborhood plans have encouraged greater citizen participation and involvement in the planning process.

These objectives remain valid today; although localized planning need not be done at the scale of recognized neighborhoods. In acknowledgement of this, the remainder of this paper will use the term subareas, which may or may not coincide with neighborhoods.

3. Outcomes of Neighborhood Plans

Neighborhood plans address a broad variety of conditions, ranging from high density mixed use business districts to low density residential areas. The update process is an opportunity to comprehensively review issues within a localized geographic area. The neighborhood planning process also provides an opportunity to review private amendment requests within the context of a broader area.

Often new ideas emerge over the course of the plan update process that were not anticipated in the initial stages of the plan update.

As an outcome of previous neighborhood plan updates, the following innovative ideas have been adopted by the City:

- **A new vision for a mixed use, pedestrian oriented mini urban village for the Yarrow Bay Business District (Lakeview Neighborhood Plan).**
- **Creative flexible development standards for clustering and smaller lots for the South Houghton slope area (Lakeview Neighborhood Plan)**
- **Small lot allowances and historic preservation incentives (Market and Norkirk plans)**
- **Increased height and development intensity (Totem Lake and NE 85th Street Corridor Plan).**

Following the completion of the Lakeview and Central Houghton Neighborhood Plans staff noted the following observations on what worked well and what didn't with these two updates. These plans didn't follow the typical process since the Houghton Community Council (HCC) took the lead on the updates.

What Worked Well

- Having the HCC take the lead.
- Joint meetings and public hearing with the Planning Commission (PC) and HCC.
- Joint transmittal memo on recommendations from the PC and HCC.
- Heritage Society drafting the historic section.
- Getting comments from the Parks Board and Transportation Commission.
- Combining topics for Lakeview and Central Houghton (e.g. small lot provisions)

What Didn't Work as Well

- Advisory group process (selection of members, the time it takes, confusion on role and participation, the number of meetings, frustration with the process). Many participants quit coming to meetings.
- Neighborhood University (holding this event in the beginning was somewhat confusing).
- Sending out a final action postcard (confusing and not cost-effective).
- Waiting to do the Houghton Business District

4. How Often Should Subarea Plans Be Updated?

In order to consider ways to improve subarea planning, it would be helpful to identify the desired frequency for examining localized land use issues and updating subarea plans.

The current status of neighborhood and corridor plans is shown below by the date the plans were most recently updated:

2011:	Lakeview and Central Houghton;
2007:	Market, Norkirk and Market Corridor;
2005:	Highlands
2003:	North Rose Hill
2002:	Totem Lake (some amendments in 2008 & 2009)
2001:	NE 85 th St.
1991:	South Rose Hill (partial update)
1990:	North/ South Juanita
1989:	Moss Bay (CBD updated more recently)
1988:	Everest
1986:	Bridle Trails
No plans:	Finn Hill, Kingsgate and recently annexed portion of North Juanita

In accordance with the Growth Management Act, major updates of the Comprehensive Plan must be done every eight years, at which time the plan must address growth issues over the subsequent 20 year period. Other plan updates are allowed on an annual basis.

An ambitious goal for subarea plan updates would be to have each plan reviewed during the eight year period between major Comprehensive Plan updates. This really amounts to reviewing

plans on a six year cycle, since the major Plan updates typically take two years and dominate the attention of the Planning Commission and staff during that time. With fourteen neighborhood plans and two corridor plans, this would equate to updating an average of about three of the existing neighborhood/ corridor plans per year.

A less ambitious goal would be to strive to review all subarea plans over the course of two major Comprehensive Plan update cycles or once every sixteen years. With this schedule, however, most of the plans would be out of date well before their next scheduled update.

Another option would be to establish different update schedules for different areas. Areas experiencing greater growth pressures, business districts for example, typically need to be updated more often. Consequently, high growth areas could be assigned more frequent updates.

5. Staff Resources

One of the variables that has a significant effect on how often neighborhood plans can be updated is the number of staff able to be assigned to neighborhood plans. Over the past two years, there has been 1.5 – 2.0 FTE of project planner time focused on neighborhood plans. During this time, two neighborhood plans were rewritten. However, the availability of staff is affected from year to year by competing tasks, their relative priorities, and funding levels. A copy of the most recently adopted Planning Work Program is attached.

6. Public Participation

A major reason that neighborhood plans take as long to update as they do is the public participation process. Recent plan updates included the following participation elements:

- one or more kick off meetings;
- appointment of an advisory committee, with several months of committee meetings;
- several study session meetings of the Planning Commission (and where applicable the Houghton Community Council), particularly early in the process to help set direction and then again following the work of the advisory committee to review and approve the final plan;
- presentations at neighborhood meetings
- mailouts and information handouts
- posting of public notice signs
- web page listing
- listserv messages
- One or more public workshops or open houses
- One or more public hearings before the PC or HCC

Ways to streamline the process without shortchanging the opportunity for the public to influence the outcome of the plan may be explored. Some ideas include:

- Use an up-front scoping process, that narrows the topics under review;
- Eliminate the use of advisory committees, instead use focused outreach to interest groups, such as neighborhood associations and businesses;
- Use facilitated public workshops that focus input on key questions.
- Use on line surveys or web based tools

Public meetings are inherently time intensive. They must be scheduled well in advance and there needs to be adequate time between meetings for preparation, follow-up and adequate public

notice. Unless there are very few issues of substance or a significant change in the process, it's unlikely that a plan update could be completed in less than a year and half or two years.

7. Scope of Issues Considered in Subarea Plans

One way of reducing the time it takes to complete subarea plan updates would be to limit the scope of issues addressed. The update could start with a scoping process to narrow down the range of issues that will be under review. Land use, streets, walkways and parks are typically the biggest issues. Topics that are adequately covered by citywide policies could be eliminated.

Although this may save some amount of time, the most difficult and time consuming issues to address during the sub area plan updates are land use issues – which are at the inherently at the heart of the plans.

It should also be noted that if there are to be any land use changes, it is important to incorporate any rezoned and code regulations concurrently with the plan update. This does add additional time and notice requirements. However, it is inherently more efficient do it at the time of the sub area plan rather than delaying to a future date following plan adoption.

8. Simplify and Standardize the Subarea Plan Format

Another idea would be to restructure sub area plans into a shortened format. For example, rather than having the plans list of a series of goals and policies, they could be oriented around a series of maps with a succinct text explanation of items identified on the maps. The key maps would be land use map, which would be broken up to highlight specific areas or districts within the neighborhood. Here's one idea:

<u>Page</u>	<u>Topic</u>
1	Overview and Vision
2	History
3	Natural Features Map and Text
4	Land Use Map – overview of entire sub area
5- 9	Land Use Districts – maps highlighting specific districts with descriptive text
10	Public Facilities (transportation, parks, etc.)
11	Public Facilities text – desired improvements
12	Urban Design

9. Geographic Scope of Planning Areas

Plan for Larger Geographic Areas Rather than preparing a plan for each neighborhood, one idea would be to prepare subarea plans for logical groupings of neighborhoods. This could involve a single plan for each subarea, or multiple neighborhood plans updated as part of a single subarea planning process. Following are two alternative approaches to subareas.

a. **Four subareas:**

- Finn Hill, Juanita,
- Kingsgate, Totem Lake

- North Rose Hill, NE 85th St. Corridor, South Rose Hill, Bridle Trails
- Market, Market Corridor, Norkirk, Highlands, Moss Bay, Everest, Lakeview, Central Houghton

b. **Six subareas:**

- Finn Hill
- Juanita
- Kingsgate, Totem Lake
- North Rose Hill, NE 85th St. Corridor, South Rose Hill, Bridle Trails
- Market, Norkirk, Highlands, Market Corridor, Moss Bay
- Everest, Lakeview, Central Houghton

Business District Focus Another idea would be to focus detailed planning on the geographic areas where the majority of growth and development is anticipated – primarily in and adjacent to business districts. This could involve eliminating neighborhood plans altogether, except for the portions that address the business districts and other areas of higher intensity development (which are typically adjacent to business districts). This would result in thirteen or fourteen business district plans, which could be organized in groups to update over a six year cycle.

Alternatively, subarea plans would continue to cover all areas within a subarea, but updates would be limited to the geographic area within and immediately surrounding the business districts.

Eliminate Neighborhood Plans A more radical idea would be to eliminate neighborhood and subarea plans altogether. With this alternative, the Comprehensive Plan would consist entirely of the general elements focused on specific topics - for example, Land Use, Economic Development, Transportation, etc. The Comprehensive Land Use Map would continue to show land use designations at whatever level of detail is necessary, but there would be much less background about the rationale for the designations at specific locations or the specific policies pertaining to each area. While this would simplify the Plan, it could diminish its effectiveness. In addition, with this approach we'd no longer be systematically reviewing planning issues and engaging the community at a focused geographic level.

10. Plan Update Schedule

The most recent schedule (January, 2011) of neighborhood plan updates is attached.

As noted above, the following neighborhood plans have been completed in the past ten years and are in relatively good shape: North Rose Hill, NE 85th St., Market, Norkirk, Highlands, Lakeview, and Central Houghton.

We have a window of only a year before work on the major Comprehensive Plan update begins. The update will likely take up to two years beginning in early to mid 2013 and culminating by mid 2015. We've tentatively planned for the update to include an examination of planned land use for Totem Lake as called for in the Totem Lake Action Plan. Staff time needed for the update will reduce and possibly eliminate the time available for sub area planning, but until we fully develop a scope of work and prioritize other potential work tasks, it's hard to know for sure.

Consequently, the most immediate question is where do we focus our attention in the next year or so? Options include the following:

- **Prepare plans for the new annexation neighborhoods.** Due to the geographic scope of the annexation area together with the time limitation, this may need to be a shorter plan (or plans) compared with those that we've done in the past, but this would provide an opportunity to implement a new format that can be used for all sub areas, as discussed above. In addition, the geographic scope of the plan(s) would match the selected subarea organization for future plans.
- **Update the most out of date neighborhood plans in the pre-annexation City.** The next neighborhood on the update list is the South Rose Hill/Bridle Trails plan. If this option is selected, we would need to consider if or how the plan would be integrated into a larger subarea. In both of the examples provided above, South Rose Hill and Bridle Trails would be combined into a single subarea with North Rose Hill and the NE 85th St. Corridor. It would be very ambitious to complete a new plan for such a large subarea in the limited time available. Furthermore, the North Rose Hill and NE 85th St. Corridor plans are not as out of date and in need of updating as South Rose Hill and Bridle Trails.

Other candidate pre-annexation neighborhoods with out of date plans include Moss Bay and Everest.

- **Focus on planning for targeted business districts.** In this option we could prepare the plans for one or more of the following districts:
 - Houghton Business District, as called for in the recently adopted Houghton Neighborhood Plan
 - Bridle Trails
 - Annexation neighborhood business districts