



CITY OF KIRKLAND

123 Fifth Avenue, Kirkland, WA 98033 425.587.3000
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Ellen Miller-Wolfe, Economic Development Manager
Eric Shields, Planning Director

Date: February 20, 2014

Subject: LIT ZONE Study

Recommendation

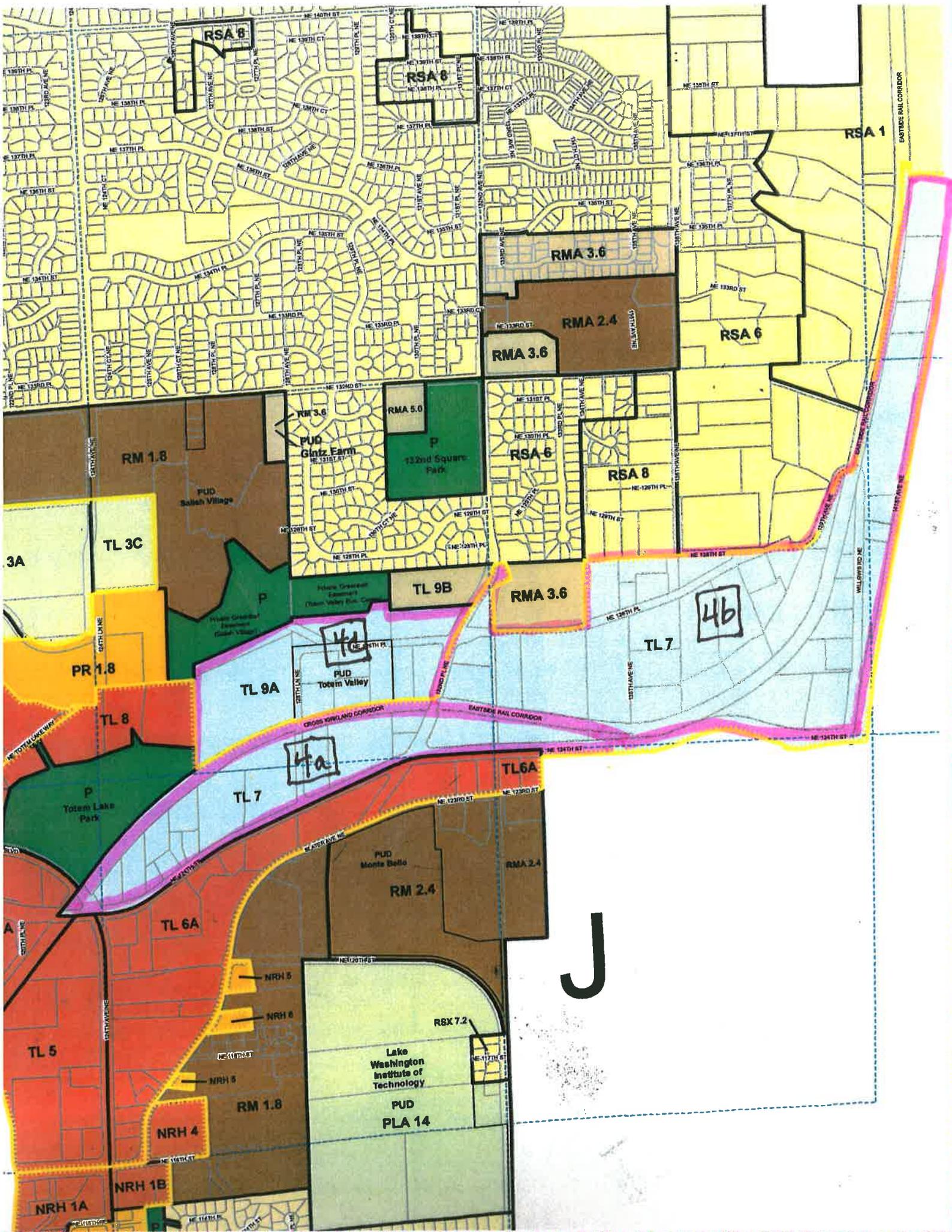
That the City Council hears the presentation of HEARTLAND LLC and provides feedback on findings and policy options.

Background

The City of Kirkland has retained the firm of HEARTLAND LLC to evaluate land use policies and goals for several areas (Attachment A) of Kirkland, zoned light industrial (LIT) or commercial, as part of the City's update of the Comprehensive Plan, "Kirkland 2035." The scope of the study includes:

- An overview of industry groups and businesses in the study areas and across the region;
- A characterization of industrial lands in the context of Kirkland's overall land portfolio to assess the pros and cons of retaining industrial uses based on the supply and demand for other desirable uses such as office;
- An overview of real estate development and land use patterns in the study areas;
- An explanation about how locational decisions for office uses around the region are made;
- An explanation of the land/value equation that justifies attracting new office uses in the near term;
- A determination of whether the introduction of interim uses or transitional uses would undermine long term land use goals, support initiatives like the CKC, and to recommend potential approaches to regulations if interim uses are determined to be desirable.

The consultants have met with stakeholders to discuss opinions regarding challenges and opportunities to redevelopment in the study areas. The purpose of the special presentation is for HEARTLAND to present initial findings to the City Council, to receive feedback on those findings, and receive any other input that the Council provides on the topic. HEARTLAND will then prepare a white paper for staff and Planning Commission consideration with regards to any potential amendments to current policies and codes in the study areas.



J