



CITY OF KIRKLAND
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MEMORANDUM

Date: March 22, 2012

To: Kurt Triplett, City Manager

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

Subject: City Council and Planning Commission Joint Meeting and
2012 –2014 Planning Work Program

RECOMMENDATION

Staff recommends the following:

- Conduct the annual joint meeting with the Planning Commission
- Discuss Approaches to Improving Subarea and Neighborhood Plan Updates
- Review the proposed 2012- 2014 Planning Work Program and direct staff to bring back a final work program for adoption
- Discuss other topics with the Planning Commission as appropriate

BACKGROUND

Each year the Planning Commission meets with the City Council at joint meeting for the purposes of reviewing the proposed Planning Work Program and to discuss other items of mutual interest. This is the opportunity for the Council to provide direction on the work program. Based on that direction, staff will bring back a resolution adopting the work program at the April 17 regular Council meeting.

The Planning Commission held its annual retreat on January 26, 2012. That packet can be reviewed at the following link: [Planning Commission Retreat](#). There were two main topics at the retreat: Subarea and Neighborhood Plan discussion and the Draft Planning Work Program. The Commission met again on March 8 for the purpose of reviewing a revised work program and making a recommendation to the City Council. At the meeting the Commission recommended the proposed Planning Work Program as noted in Attachment 3. The neighborhood plan assessment and the proposed work program should be the focus of the joint meeting.

Review of 2011 Projects

Last year the Planning Commission (PC) met 23 times compared to 19 in 2010 and 21 times in 2011. Six of those meetings were held jointly with the Houghton Community

Council (HCC) on the South Kirkland Park and Ride regulations, the Central Houghton and Lakeview Neighborhood Plans, as well as Green Codes and the Comprehensive Plan update. Attachment 1 is the list of the 2011 Commission meeting dates and topics.

The Commission worked with the HCC to complete the work on the South Kirkland Park and Ride regulations and the two neighborhood plans (Lakeview & Central Houghton). The City Council approved these in 2011 with few changes as recommended by the Commission. The Commission also made recommendations on the threshold review of the 2011 Private Amendment Request applications (Howard & MRM), the Altom PAR, and the city-initiated annual Comprehensive Plan update. In early 2011, the Commission looked at various areas of the CBD and recommended amendments to the Zoning Code regarding ground floor uses.

Four projects that were initiated in 2011 will carry-over into 2012. These include:

- Totem Lake Zoning Code Amendments
- Commercial Codes
- Miscellaneous Code Amendments
- Green Codes

Approaches to Subarea and Neighborhood Plans

Attachment 2 is a background paper that staff put together for the Commission's retreat titled "Improving Subarea Plans." This was intended as a starting point for the Commission and Council to discuss various ways to speed up subarea and neighborhood plans and/or explore alternative approaches when these updates occur. At the retreat the following points were raised by Commission members:

- A localized focus on sub-areas or neighborhood plans is important
- While innovative ideas often emerge from these plans, they should be applied city-wide (e.g. small lot provisions)
- Consideration should be given to more efficient and effective ways to involve the public other than forming an advisory group
- Facilitated workshops with targeted groups is a good model
- Other methods and strategies should be incorporated into the process such as web and internet based discussions, surveys and questionnaires and more informal two-way dialogue
- The discussion should focus on specific key areas – early issue scoping should occur
- The Planning Commission could "go to the neighborhood" rather than having all meetings at city hall
- Due to the increased size of the City and limited resources, plans for larger subareas (groups of neighborhoods) should be considered.

The Commission also recognized the need to balance community involvement ("people need to be heard") and education ("take time to understand the issues") with speeding up the process in order more quickly complete a subarea plan.

At their March 8 meeting, the Commission emphasized that it was important to spend more time on these approaches prior to starting any new subarea plan, business district plan or neighborhood plan. This is reflected in the proposed work program. The Council should discuss these approaches and provide direction to the Commission as appropriate.

A 2012/2013 Business District Focus

On page six of "Improving Subarea Plans" staff notes that "We have a window of only a year before work on the major Comprehensive Plan update begins." It would be difficult to accomplish a major update of a neighborhood plan in this timeframe. An alternative suggested in the paper is to "**Focus on planning for targeted business districts.**"

In this option we could examine updates 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
- Totem Lake Business District Comprehensive Plan and zoning updates

This option would be consistent with the Council's 2012 Work Program priority of economic development, but it would mean that no general neighborhood planning would occur outside of the Comprehensive Plan update.

Proposed 2012 -2014 Planning Work Program

Introduction

The Planning Work Program establishes the tasks, scheduling and staffing levels for the major long range planning projects. The work program lays out these projects over a three year time period – however, the primary focus is on the tasks to be undertaken in the remainder of 2012 and early 2013. The 2012/13 staffing levels are noted as FTE's – or full time equivalent employee hours. It is an estimate of the amount of long range planning staff devoted to a particular category and represents a general average over the course of the year.

Attachment 3 is the *Proposed 2012-2014 Planning Work Program* as recommended by the Planning Commission. The draft Planning Work Program shows nine major long range planning categories with individual tasks identified within each category. Attachment 4 is a summary of these tasks in the work program that describes in more detail the subtasks and timing. (Note: Attachment 5 is the current adopted work program approved by the City Council on April 19, 2011).

Overview

As noted above, four projects that started in 2011 will carry-over into 2012 and will take up Commission and staff time particularly for the first 3-6 months of 2012. These include the Totem Lake code amendments (Task 3.1), and Commercial Codes (Task 3.2)

and the Green Codes (Task 7.1). It is anticipated that the Totem Lake and Commercial Code amendments will be completed mid-year. Following completion of Phase I of the Miscellaneous Code Amendments (Task 5.1) Phase II started in January and is scheduled to be completed by August.

The Council has an interest in targeting economic development strategies. Priorities for work program tasks should relate to the overall Council goal to “attract, retain and grow a diverse and stable economic base that supports city revenues, needed goods and services and jobs for residents.” Several tasks on the proposed work program focus on economic development issues and business districts, particularly those efforts related to Totem Lake (Tasks 3.1, 3.3 and 3.4), Commercial Codes (Task 3.2) and the MRM private amendment request (Task 1.3).

Tasks 3.3 and 3.4 regarding a Transfer Development Rights program and an evaluation of Infrastructure Financing Tools are new projects that are the result of a successful grant application by King County in collaboration with the City of Kirkland. A general description of these tasks is provided in the Summary (Attachment 4)

Private Amendment Requests (PAR's)

The City Council and Planning Commission conducted a threshold determination of two Private Amendment Requests in 2011: the Howard PAR (Task 1.2) and the MRM PAR (Task 1.3). March 10, 2011 [Planning Commission Meeting](#)

- Jeffrey S. Howard (12035 & 12203 Juanita Drive NE and 12034 76th Ave. NE): Request in the Finn Hill Neighborhood to change property zoned commercial (BNA) to allow residential (RMA 2.4) and to change property zoned RMA 5.0 to RMA 2.4.
- MRM Kirkland, LLC (434 Kirkland Way): Request to change Comprehensive Plan and zoning for a mixed use (retail/office; retail/office/multi-family; or retail/multifamily and increase the allowed height.

In making its determination the City Council agreed to consider the Howard request in 2012. The Council also voted to approve consideration of the MRM request to be evaluated in 2012 provided sufficient resources were available. The following is a link to the [April 19 Council Packet](#) on this topic.

However, as a result of the 2012 Planning Commission retreat and follow-up meeting, the Commission is concerned that this effort will involve a high degree of complexity, take considerable time, and focus staff resources on this task. Several e-mail messages and letters have been submitted from the applicant (MRM), the adjacent property owner (Ken Davidson and his representative) and residents. (See Attachment 7). The general consensus of the Commission is that projects like the neighborhood assessment and Houghton/Everest Business Center are a higher priority and would like to consider this request at a later date if resources are available.

The draft work program includes this task (Task 1.3) but does not indicate a start date or schedule. The Council should provide direction on the timing and priority for this PAR request.

GMA Comprehensive Plan Update

The GMA Comprehensive Plan update will be a major planning effort and will be staff and time intensive taking a minimum of 2 -2 ½ years to complete. There are staffing levels and funding resources that need to be considered with this project. This work will provide the City with the opportunity to evaluate the future of the city over the next 20 years and to incorporate the new neighborhoods into the general elements (not specific neighborhood plans). The deadline for this update is June 30, 2015.

New housing and employment targets for 2031 have been allocated to the City to accommodate our share of the countywide future growth. Between 2005 and 2031 the City will need to have adequate capacity for about 8,500 net new housing units and 20,850 new jobs.

This will require us to look at our land use map to determine where and how to accommodate this growth. It also means adjusting our level of service standards, developing a new transportation network and ensuring we have a balanced financial plan to pay for needed capital facilities.

This process would generally include the following:

- New vision statement
- Extensive community outreach and involvement
- Revised land use and capacity analysis
- New Environmental Impact Statement to meet SEPA
- Incorporation of the Kingsgate, North Juanita and Finn area into the plan
- New transportation network and list of projects
- Revised level of service standards
- Updated Capital Facilities and Transportation Elements
- Review and revisions to other chapters as appropriate (Housing, Economic Development, etc.)
- Framework for revisions to the impact fee program

As part of the GMA update a major emphasis could be to review the policies and plans for the Totem Lake Business District to maximize its growth opportunities.

The work program anticipates this update beginning in full in 2013 with some preliminary work in late 2012. Funding resources will likely be needed for the preparation of an Environmental Impact Statement and for transportation modeling work. This was done for the 2005 Comprehensive Plan update. These two items will enable the city to get a complete picture of the growth and development potential for the entire city. Once an EIS is completed it can also be cost effective by potentially not

having to do extensive SEPA for development projects, permits, or legislative non-project actions (e.g. business district plans, development regulations, etc.).

Staffing levels have not been determined but it will likely require a minimum of 2.0 FTE's for this effort along with consulting services. This work will result in a shift away from neighborhood and subarea plans beginning in 2013. What this means is a limited window in 2012 of about one year for any substantive work on those tasks noted in Task 4.0 – Subarea Plans.

Subarea & Neighborhood Plans

The Planning Commission is interested in continuing to discuss approaches to subarea and neighborhood plans prior to starting a new effort. The work program shows this occurring over the next few months. This could involve some outreach to community and neighborhood groups. An outcome of that effort could be a "check-in" and discussion with the City Council in the fall. Neighborhood Plans usually require a minimum of 1.0 FTE staff commitment while a business district plan can range from a .5 FTE for a smaller business district (Bridle Trails) to a 1.0 FTE for the larger areas (Totem Lake or NE 85th) depending on the scope of the effort.

Once a general framework is determined, the next subarea plan that the Commission is interested in considering is the Houghton/Everest Business District plan and development standards. This is a logical extension of the Central Houghton Neighborhood Plan that was recently adopted and the issues are still fresh. This task will likely carry-over into the first part of 2013. Attachment 6 shows the status of various subarea and neighborhood plans.

At the joint meeting the Council and Commission should discuss this approach and the priority, the sequence of tasks, and the schedule of subarea plans or the business district alternative (Task 4.0).

Summary of Work Program Tasks

The Commission recognized that because the City will be undertaking a major update to the Comprehensive Plan in 2013, there is a limited window in 2012 and early 2013 for a subarea plan or PAR. The Commission also agreed that a focus on business districts is appropriate since they may provide some form of economic development opportunity. There are a couple of efforts underway that target the business districts. These include the Totem Lake code amendments (Task 3.1) and the Commercial Codes (3.2) including the BN discussion.

As reviewed by the Planning Commission, the proposed work program tasks are essentially grouped into three categories: (1) tasks that are committed to be undertaken in 2012; (2) other tasks that be undertaken in 2012 however timing could be somewhat modified; and (3) projects that would be deferred to 2013 or later depending on resources and interest. More detailed descriptions of these tasks are included in Attachment 4. The task number is indicated in parenthesis.

2012 Committed Projects

- Annual Comp Plan update (1.1)
- Howard PAR (1.2)
- Totem Lake Code Amendments (3.1)
- Commercial Codes (3.2)
- Totem Lake TDR analysis (3.3)
- Subarea & Neighborhood Plan Assessment (4.1)
- Misc. Code Amendments (5.1)
- Urban Forestry Management Plan (7.2)

Other projects to be undertaken in 2012 and early 2013

- Initial data collection for GMA update (2.1 and 2.2)
- Houghton/Everest Center Business District (4.2). This task would begin after the Subarea/Neighborhood Plan Assessment discussion – Task 4.1.
- Traffic Impact Standards (5.2)
- Collective Gardens Regulations(5.3).

Projects that could be considered in 2013 or later depending on resources, timing and priority

- MRM PAR (1.3)
- Finn Hill Neighborhood Center (4.3)
- Bridle Trails Neighborhood Center and streamlined neighborhood plan (4.4)

The Commission and Council should discuss the relative priority of these tasks and the schedule on the work program.

In particular, the Council should determine the timing of the MRM Private Amendment Request (Task 1.3) to provide some certainty to the applicant and property owner. The PAR request was submitted in 2010. The Threshold Review was conducted in 2011 with the intent of considering the request in 2012 if resources were available. The Commission has noted that other tasks should be a higher priority and that this request should be deferred for consideration in 2013 or as part of the GMA plan update (2013 - 2015).

Public Comment

Attachment 7 includes letters and e-mail messages regarding the MRM PAR request (Task 1.3) and the Houghton/ Everest Business District (4.2).

Correspondence has been received regarding the MRM PAR from the applicant and his representative requesting the Council consider this in 2012. Letters and e-mail messages have been submitted either opposing the request or requesting postponing work on this project to a later date or as part of the GMA update.

A letter dated from Doug Waddell representing the ownership of three parcels within the Houghton/Everest Neighborhood Center is requesting that work move forward on the business district plan update (Task 4.2).

SUMMARY AND POLICY QUESTIONS

Based on the Council's direction at the joint meeting, staff will prepare a final Planning Work Program for adoption by resolution at the April 17th regular meeting.

Generally speaking staff resources are available to undertake the tasks as proposed in 2012. There is a limited time frame in 2012 and early 2013 before we begin work on the GMA update to the Comprehensive Plan. In addition, staffing levels as a result of annexation are still on hold until the budget picture becomes more clear meaning that resources for long range tasks are somewhat limited in order to ensure that development review time frames are responsive.

While staffing is available to undertake the MRM PAR in 2012, the Council should provide clear direction on the timing of this task to the applicant.

Policy questions for the City Council on the 2012 -2014 Planning Work Program are:

- Do these projects reflect the priority for the City, Planning Commission and staff?
- Is the timing and sequence of the tasks appropriate?
- Does the Council agree on the approach to the assessment on subarea and neighborhood plans?
- What is the Council's direction on the MRM Private Amendment Request?
- Are there any other items or topics the Council would like to discuss with the Planning Commission?

Attachments

1. 2011 Planning Commission Meeting Topics
2. Paper on Subarea and Neighborhood Plans
3. Proposed 2012-2014 Planning Work Program
4. Summary of Work Program Tasks
5. Current Adopted 2011-2013 Work Program
6. Status of Subarea and Neighborhood Plans
7. Public Comment Letters and E-mails

CC Planning Commission

Planning Commission Agenda Topics for 2011

Attachment 1

| Meeting Date | Topic | Meeting Type |
|--|--|--|
| January 13 | <ul style="list-style-type: none"> • Planning Work Program | Retreat |
| January 27 | <ul style="list-style-type: none"> • Planning Work Program • Green Codes | Study Session Study Session |
| February 10 Joint Meeting with HCC | <ul style="list-style-type: none"> ▪ South Kirkland Park & Ride | Study Session |
| February 22 Joint Meeting with HCC | <ul style="list-style-type: none"> ▪ South Kirkland Park & Ride | Study Session |
| March 10 | <ul style="list-style-type: none"> ▪ Eastside Rail Corridor Interest Statement ▪ Central Business District Zoning Code Amendments, Allowed Ground Floor Uses ▪ 2011 Private Amendment Requests ▪ 2011 Zoning Code Amendments | Study Session Hearing Study Session Study Session |
| March 24 Joint Meeting with HCC | <ul style="list-style-type: none"> ▪ South Kirkland Park and Ride | Hearing |
| March 24 | <ul style="list-style-type: none"> ▪ Green Codes | Study Session |
| April 14 | <ul style="list-style-type: none"> ▪ South Kirkland Park and Ride ▪ Lakeview Neighborhood Plan and Code Amendments | Hearing Study Session |
| April 28 | <ul style="list-style-type: none"> ▪ Lakeview Neighborhood Plan ▪ Green Codes | Study Session Study Session |
| May 12 | <ul style="list-style-type: none"> ▪ Central Business District Zoning Code Amendments, Allowed Ground Floor Uses ▪ Email for Boards and Commissions and Public Records ▪ Juanita Presentation | Hearing New Business New Business |
| May 26 | <ul style="list-style-type: none"> ▪ Central Houghton Neighborhood Plan | Study Session |
| June 9 | <ul style="list-style-type: none"> ▪ Green Codes | Study Session |
| June 23 Joint Meeting with HCC | <ul style="list-style-type: none"> ▪ Central Houghton Neighborhood Plan ▪ Lakeview Neighborhood Plan | Hearing Hearing |
| July 14 | <ul style="list-style-type: none"> ▪ Lakeview Neighborhood Plan | Hearing |
| July 28 | <ul style="list-style-type: none"> ▪ Lakeview Neighborhood Plan | Study Session |
| August 25 | <ul style="list-style-type: none"> ▪ Central Houghton Neighborhood Plan ▪ Green Codes | Study Session Study Session |
| September 8 | <ul style="list-style-type: none"> ▪ 2011 Comprehensive Plan Amendments ▪ Totem Lake Code Amendments | Study Session Study Session |

Planning Commission Agenda Topics for 2011

Attachment 1

| | | |
|--|--|---|
| October 13 | <ul style="list-style-type: none"> ▪ Green Codes | Study Session |
| October 27 | <ul style="list-style-type: none"> ▪ Urban Land Institute - Technical Panel Study of Totem Lake Business District ▪ 2011 Miscellaneous Zoning Code Amendments ▪ Totem Lake Zoning Code Amendments ▪ 2011 City Initiated Comprehensive Plan Amendments ▪ Altom Private Amendment Request | Study Session Study Session Study Session Study Session Study Session |
| November 17 Joint Meeting with HCC | <ul style="list-style-type: none"> ▪ 2011 Comprehensive Plan Amendments | Hearing |
| November 17 | <ul style="list-style-type: none"> ▪ Altom Private Amendment Requests | Hearing |
| November 28 Joint Meeting with HCC | <ul style="list-style-type: none"> ▪ Green Codes | Study Session |
| December 8 | <ul style="list-style-type: none"> ▪ Decision Commons Planning Tool Presentation ▪ Commercial Codes ▪ Planning Commission Retreat Topics | Study Session Study Session Study Session |



Improving Subarea Plans

Planning & Community Development

January, 2012

Improving Subarea Plan Updates

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 Subarea and 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

Es: Improving neighborhood plan updates 1-13-12



PROPOSED 2012-2014 PLANNING WORK PROGRAM

Summary of Tasks

Planning & Community Development

March 2012

POLICIES, PLANS & REGULATIONS

Task 1.0: Comprehensive Plan Update and Private Amendment Requests (1.1 FTE)

1.1: Annual Comprehensive Plan Update

In 2011 the Planning Department initiated a number of amendments to the Comprehensive Plan including the following items adopted by the City Council in December 2011 and Houghton Community Council on January 23, 2012:

- Incorporation of 2011-2016 CIP into the Capital Facilities Element and Transportation Element;
- Rezones of city-owned properties (primarily parks and open space)
- Various housekeeping amendments

For 2012, a few city-initiated amendments may be necessary. These will be scoped out mid-year. This year will also entail a more substantive update to the Capital Improvement Program which in turn may require amendments to the Capital Facilities Plan (CFP). The work program calls for beginning the annual update around June of 2012.

Additional plan amendments may arise through other work program tasks (e.g. Totem Lake). Generally speaking, the plan can only be amended once per year as outlined in the Growth Management Act with all amendments adopted at the same time (targeted for December 2012). This includes the Private Amendment Requests noted in tasks 1.2 and 1.3.

1.2 and 1.3: Howard and MRM Private Amendment Requests.

In December 2010, the City received three Private Amendment Requests: Altom, Howard and MRM. A threshold review was conducted by the Planning Commission and City Council in early 2010. The City Council determined that Altom was to be reviewed in 2011 (it was approved) and that the Howard and MRM Kirkland requests were to be considered in 2012. The Howard PAR will need to be scoped in more detail to determine if other properties should be looked at as part of this process.

The Howard request is to allow freestanding residential development in and adjacent to the Holmes Point Neighborhood Center in the Finn Hill Neighborhood. The MRM Kirkland request is to allow residential use and additional height for property in CBD 5.

- Jeffrey S. Howard (12035 & 12203 Juanita Drive NE and 12034 76th Ave. NE): Request in the Finn Hill Neighborhood to change property zoned commercial (BNA) to allow residential (RMA 2.4) and to change property zoned RMA 5.0 to RMA 2.4.
- MRM Kirkland, LLC (434 Kirkland Way): Request to change Comprehensive Plan and zoning for a mixed use (retail/office; retail/office/multi-family; or retail/multifamily and increase the allowed height.

Summary of Long Range Tasks
2012 – 2014 Planning Work Program

The proposed Planning Work Program shows work on the Howard PAR beginning in mid-2012 and completed by the end of 2012 in conjunction with the city-initiated Comprehensive Plan update (Task 1.1 above). In 2011, the City Council agreed to review the MRM request in 2012 provided staff resources were available. The timing for this request is to be determined.

Task 2.0 GMA Required Comprehensive Plan Update (FTE to be determined)

The GMA Comprehensive Plan update will be a major planning effort and will be staff and time intensive taking a minimum of 2 -2 ½ years to complete. There are staffing levels and funding resources that need to be considered with this effort. The deadline for this update is June 30, 2015.

The work program anticipates this update beginning in full in 2013 with some preliminary work in late 2012. Funding resources will likely be needed for preparation of an Environmental Impact Statement and transportation modeling work. Staffing levels have not been determined but it will likely require a minimum of 1.5 – 2.0 FTE's for this effort. The recently annexed area will need to be incorporated into this effort.

This process would generally include the following:

- New vision statement
- Extensive community outreach and involvement
- Revised land use and capacity analysis
- New Environmental Impact Statement to meet SEPA
- Incorporation of the Kingsgate, North Juanita and Finn area into the plan
- New transportation network and list of projects
- Revised level of service standards
- Updated Capital Facilities and Transportation Elements
- Review and revisions to other chapters as appropriate (Housing, Economic Development, etc.)
- Framework for revisions to the impact fee program

In 2010, the Growth Management Planning Council allocated new housing and employment targets for 2031 to all the cities and King County through the countywide planning process. As part of the plan update, Kirkland will need to determine how and where to accommodate these targets in the Land Use Plan. As a result, a revised long range transportation network plan would need to be considered looking at a new horizon year of 2031. Based on the additional population as a result of annexation and new housing and employment targets, the City will need to revise its level of service standards for capital facilities (parks, transportation, etc.). This has to occur before the city updates its impact fee rate study.

The process would begin with the preparation of a *Community Profile* to give us an overall picture of our demographics and characteristics and set the basis for the plan

Summary of Long Range Tasks
2012 – 2014 Planning Work Program

update. Following that, the City would undertake a scoping process and possible visioning exercise. The principal components of this update are noted above.

Task 3.0 Economic Development (1.0 FTE)

This set of tasks focuses on some of the key business districts within the City to identify potential amendments that may be helpful to provide clarification and facilitate development.

3.1: Totem Lake Code Amendments

On December 7, 2010 the City Council approved the “Totem Lake Preliminary Action Plan” for the Totem Lake Business District. This is a high priority for the City Council. The action plan is an outcome from the September 16, 2010 Totem Lake Symposium which brought together several interested participants to discuss catalysts needed to stimulate the revitalization of Totem Lake. Work has begun on zoning code amendments to provide more flexibility and remove where desirable impediments to economic development. This effort should be wrapped up by mid-year.

3.2: Commercial Codes

The purpose of this task is to clarify requirements for where and how much ground floor commercial uses is required in the following zones: BN, BNA, BC, BC 1, BC 2, BCX, MSC 2 (additional zones will be reviewed in a future phase).

Discussion will be on whether density limits should be established in the following commercial zones: BN, BNA, BC, BCX, and MSC 2. In addition, the Planning Commission will be considering miscellaneous minor amendments to commercial codes to clarify existing regulations.

Planning Commission meetings were held in February and March. The Planning Commission continues to work through the issues for these zones with a public hearing date to be determined.

3.3: Totem Lake Transfer Development Rights Analysis

In 2011, the Legislature passed Engrossed Substitute Senate Bill 5253 – the Landscape Conservation and Local Infrastructure Program. The intent is to provide new infrastructure financing tools that are predicated upon a jurisdiction accepting transferrable development rights (TDR's) from natural resource and rural lands.

Property owners in resource or rural areas able to transfer their rights to develop their property to urban areas based on an established conversion rate. By transferring development credits the property owners receives value for those properties while limiting development in areas outside of urban growth boundaries. Several programs already exist in King County and the cities of Redmond, Bellevue, Issaquah and Sammamish.

King County applied for a grant from the Department of Commerce for a broad of array of TDR efforts. The City of Kirkland was a partner in that grant for several subtasks

Summary of Long Range Tasks
2012 – 2014 Planning Work Program

related to Totem Lake. The project is intended to identify opportunities for TDR application in the Totem Lake Urban Center. A market analysis will be conducted to determine the likely future demand for certain development types and the potential TDR conversion commodities (e.g. FAR, number of units, parking, etc.). Draft TDR policies and regulations will be included in a TDR Evaluation Report that will include recommendations. King County is expected to bring forward an interlocal agreement for consideration by the City Council.

The Planning Commission will be reviewing the proposed policies and recommendations and considering any changes to the Comprehensive Plan or development regulations. The evaluation would begin in mid-2012 to be completed in late 2013.

3.4: Infrastructure Financing Tools

As part of the TDR grant, funding is also allocated to conduct an evaluation of the applicability of various financing tools to fund needed urban infrastructure and amenities associated with any increased development within the Totem Lake Urban Center. These tools include the Landscape Conservation and Infrastructure Program noted above, the Local Revitalization Program (LRF) or other available funding sources (e.g. grants, etc.). This effort would begin in December 2012 and be completed in 2013.

Task 4.0: Subarea Plans (1.0 FTE)

There are a number of sub-tasks listed below. Staffing resources are not available to accomplish all of these in 2012. Given the other work program tasks and budget, about a .5 to 1.0 FTE could be available for these tasks. At the Planning Commission retreat, an initial discussion on improving subarea plan occurred as well as a discussion on the priority projects to be undertaken in 2012. Depending on the scope and approach an individual sub-area, business district or neighborhood plan would need at somewhere between a .5 and 1.0 FTE.

It should be noted that there is a limited window of less than a year before work begins on the major GMA required Comprehensive Plan update (Task 2.0 above).

4.1: Neighborhood Plan Assessment

This task involves looking at approaches to speeding up the cycle of neighborhood plan updates or finding alternatives to neighborhood planning. Are there ways to be more efficient or expeditious? Should we study broader areas at one time? How do we effectively engage the public? A background paper has been prepared to identify various approaches.

4.2: Houghton/Everest Business District

The recently adopted Central Houghton Neighborhood Plan contained several policies regarding this area. In particular, Policy CH-5.1 states: *“Coordinate with the Everest Neighborhood to develop a plan for the Houghton/Everest Neighborhood Center, which overlays properties along the NE 68th Street corridor in both the Everest and Central Houghton neighborhoods.”*

Summary of Long Range Tasks
2012 – 2014 Planning Work Program

This task would undertake that business district plan that would examine land use, zoning and development regulations for the neighborhood center.

4.3 Finn Hill Business District

This task would look at the Finn Hill Business District to determine potential revisions to the Comprehensive Plan and land use as well as zoning and development regulations.

4.4: Bridle Trails Shopping Center and Subarea Plan

In 2009, The Bridle Trails Shopping Center and Tech City Bowl property owners requested an amendment to the BCX zone to increase building height and allow a mix of uses that would encourage redevelopment of the shopping center into an “urban village” similar to Juanita Village (File ZON09-00004).

During the Threshold Review process, the Planning Commission recommended that this area be studied as part of the Bridle Trails/South Rose Hill Neighborhood Plan update. At that time the City Council concurred with the Commission. The Commission also suggested that the applicants work with the surrounding community to identify issues, concerns or opportunities regarding future redevelopment of the neighborhood center.

If it is determined not to undertake the neighborhood plan update, then consideration should be given to the timing of this request. One option is to undertake this as a separate task or in conjunction with the plan update for the Central Houghton Neighborhood Business District. Another option is to focus on the business district but also undertake a simplified and abbreviated update for the Bridle Trails and South Rose Hill neighborhood plans. The other option is to continue to defer this to the appropriate neighborhood plan process.

4.5: Other Subarea Plans

As noted in the white paper on Improving Subarea Plan Updates, other alternative approaches are outlined including:

- Simplifying and Standardizing the Plan Format
- Planning for Larger Geographic Area Planning Subareas
- Business District Focus
- Eliminating Neighborhood Plan Updates

This effort could also focus on some level of neighborhood planning for the Finn Hill, North Juanita and Kingsgate Neighborhoods. These areas have been included in the City’s Land Use Map however there are not specific neighborhood plans for these areas.

4.6: Cross Kirkland Corridor

The City is in the process of purchasing the Burlington Northern Santa Fe Rail line (formerly known as the Eastside Rail Corridor). Depending on the outcome, a master plan may occur in the future could possibly involve the Planning Commission and Houghton Community Council in looking at related land use, recreation or transportation issues. Until the approach is clarified, this is a place-holder on the work program.

Task 5.0: Code Amendments (.5 FTE)

5.1: Miscellaneous Code Amendments

Staff continues to maintain a list of potential code amendments and, as new issues arise, staff is constantly adding to and updating the list. The work program generally strives to have an on-going code update task each year. A bundle of fast track amendments were adopted in 2011.

A set of more substantive amendments were initiated in late 2011 and will continue through mid-2012. Key issues to be addressed in this round include allowing chickens in residential areas, non-conforming density provisions regarding repair and re-building, and setbacks from major gas pipelines.

In the past, interest has been expressed in updating the Sign Code chapter (KZC 100) and the Nonconformance Chapter (KZC 162). Some of the issues can be addressed through a bundle of miscellaneous code amendments, but undertaking a major rewrite would require dedicated staff and would need to be considered in the context of other priorities.

5.2: Traffic Impact Standards

Currently our traffic impact analysis for development applications is applied as part of SEPA review (State Environment Policy Act) when projects come in. Over time, most of the City's SEPA mitigation requirements have been codified with the exception of traffic standards. This task would take the standards and adopt them as part of the City's development codes thus minimizing the SEPA process.

5.3: Collective Gardens Regulations

On July 19, 2011, the City Council adopted Ordinance 4316 imposing a six-month moratorium on the establishment, location, operation, licensing, maintenance or continuation of medical marijuana collective gardens. At that time, a memorandum was prepared describing the "confusing legal landscape" that created the need for the moratorium.

The City Council conducted a public hearing and received public comment on the moratorium on August 2, 2011. The purpose of the moratorium was to allow sufficient time to consider land use regulations to address medical marijuana collective gardens. Without the moratorium, medical marijuana collective gardens could be located within the City while the City lacks the necessary tools to ensure that the locations are appropriate and that the potential secondary impacts of medical marijuana collective gardens are minimized and mitigated.

On January 3, 2012 the City Council held a public hearing and extended the moratorium for an additional six months. During the moratorium period city staff will be reviewing ordinances and actions from jurisdictions around Washington State, including the ordinance recently adopted by the City of Issaquah. The State Legislature did not consider legislation in the 2012 regular session to clarify the law on medical marijuana.

Summary of Long Range Tasks
2012 – 2014 Planning Work Program

Since a moratorium is in effect, the City needs to work on this task in 2012. The work program shows this beginning in the latter part of the year.

Task 6.0: Housing (.2 FTE)

6.1: Housing Preservation

With the completion of the work on the South Kirkland Park and Ride, attention could be directed to addressing efforts to preserve existing affordable housing. This task could be undertaken in 2012 with available staff resources. This would entail an inventory of potential properties, contacting property owners to gauge interest and exploring options for preservation of existing housing.

6.2: Affordable Housing Strategies

There are a number of other on-going staff efforts on housing including working with ARCH (A Regional Coalition for Housing) on the Housing Trust Fund, funding programs, and education.

Task 7.0: Natural Resources/Sustainability (.9 FTE)

7.1: Low Impact Development (LID) and Green Codes

The City's Green Building Team (Planning, Public Works and Building) have developed a list of actions to promote sustainability and encourage low impact development and green building techniques. On January 4, 2011 the work program and approach was approved by the City Council. There are two parts to this project. Part 1 consists of amendments to the Zoning and Municipal Codes which are considered by the Planning Commission and HCC. Part 2 are those items that are policy issues for City Council consideration.

The HCC and Planning Commission recommended approval of the code amendments and the City Council reviewed them on March 20 with direction to bring back the ordinances for adoption on April 3. The Part 2 items will be brought back to the Council for consideration at a future meeting.

7.2: Urban Forestry Program

In 2011 staff undertook a citywide canopy analysis which indicated that the City has made progress in meeting its goal of 40% canopy coverage. The City has also been awarded grant funding to undertake a citywide urban forestry management plan. This effort is underway with expected completion by fall 2012.

7.3: Critical Area Regulations

In accordance with state law, the City will need to amend its Critical Area Regulations. However, similar to the deadline for the Comprehensive Plan update, the timeline was extended in the legislative session. As a result this effort would be initiated 2014.

Based on experiences in other jurisdictions and comments from the Department of Ecology, our regulations will need to be revised, particularly regarding buffer widths and our wetland classification system. This will require funding resources to assist in this

Summary of Long Range Tasks
2012 – 2014 Planning Work Program

update due to the technical, scientific and environmental issues that need to be addressed. This project may also be the appropriate time to review our slope regulations.

7.4: Green Team, Environmental Stewardship & Sustainability

In 2003 the City adopted a Natural Resources Management Plan. The City has in place a “Green Team” consisting of representatives from several City departments that meet on a regular basis to coordinate stewardship and sustainability activities and programs.

Over the past year, the team has been focusing its efforts on implementation actions and defining its role and mission. The Green Team has also broadened its role to address greenhouse emissions in response to the US Mayors Climate Protection Agreement, of which the City is participating. The City Council adopted a [Climate Action Plan](#) in April 2009.

Task 8.0: Database Management (.1 FTE)

Database management consists of a number of on-going efforts to provide census, land use, population, housing and demographic data that are used for a variety of purposes including neighborhood plans, economic development and the Comprehensive Plan.

Task 9.0: Regional Coordination (.1 FTE)

This task involves participating on a variety of countywide and regional forums including the Puget Sound Regional Council, the King County Growth Management Planning Council, and the Suburban Cities Association.

**COMPREHENSIVE PLAN & SUBAREA/NEIGHBORHOOD
PLAN STATUS**
March, 2012

| SUB-AREA/BUSINESS DISTRICT/ NEIGHBORHOOD | STATUS | WORK PROGRAM SCHEDULE | NOTES |
|--|---|----------------------------------|--|
| Bridle Trails | Completed –1986 | TBD | Could combine as one plan with South Rose Hill |
| South Rose Hill | Completed – 1991 Partial update in 2002 | TBD | |
| Everest | Completed –1988 | TBD | Could combine w/ Moss Bay |
| Moss Bay | Completed –1989 | TBD | |
| New Neighborhoods <ul style="list-style-type: none"> • Kingsgate • North Juanita* • Finn Hill | No neighborhood or sub-area plans in place. | TBD | |
| North & South Juanita | Partial Updated Completed –1990 | TBD | *The annexation “North Juanita” was combined with the existing “North Juanita” |
| GMA Comp Plan Update | Major update completed - 2005 | 2012 - 2015 | State requires GMA update by June 2015 |
| Totem Lake | Completed – 2002 | TBD | Some Amendments in 2008 & 2009 |
| NE 85 th Street Corridor Plan | Completed - 2001 | TBD | |
| North Rose Hill | Completed - 2003 | TBD | |
| Highlands | Completed - 2005 | TBD | Could combine with Market & Norkirk schedule |
| Market & Norkirk | Completed - 2007 | TBD | |
| Lakeview & Central Houghton | Completed –2011 | TBD | |

Proposed 2012 – 2014 Planning Work Program

Public Comments

March 22, 2012

MCCULLOUGH HILL LEARY, PS

March 22, 2012

Kirkland City Council
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033

Re: 2012-2014 Planning Work Program
MRM PAR

Dear City Councilmembers:

This is on behalf of MRM Kirkland LLC ("MRM"). MRM respectfully asks the City Council to include consideration of the MRM PAR in the 2012-2014 Planning Work Program. We understand that the scope of the Work Program will be decided by the Council at its April 3, 2012 meeting.

The MRM PAR is a jobs, economic development, and housing measure. Consideration and approval of the MRM PAR will substantially increase the likelihood of redevelopment of an underutilized parcel of property in the CBD – with its corresponding contribution to jobs, economic development, and housing in the Kirkland community.

The current CBD 5 land use designation for the MRM property at 434 Kirkland Way encourages mixed use development including retail, professional office and multi-family. However, multi-family uses are limited to 12.5% of the gross floor area, because they are designated as secondary, not primary, uses. The current height limit is five stories.

MRM plans to construct a new mixed use building on the property, which will be organized in one of several alternative configurations: retail/office; retail/office/multifamily; or retail/multifamily.

The current comprehensive plan designation allows the first two configurations, but not the third.

To allow the possibility of the third configuration, MRM requests changes to the comprehensive plan and zoning code to add residential as a primary use allowed in the zone.

In addition, to enhance the viability of development of the property, MRM asks that the height limit be changed from 5 stories to 8 stories, but in no case more than 100 feet above average building elevation as measured along Kirkland Way. This height is compatible with the adjacent Park Place Development, and will create a transition to the uses located to the south across Kirkland Way.

In 2011, the City Council agreed with the Planning Commission to move forward on the MRM PAR in the 2012 Work Program, provided resources were available to undertake this task.

MRM understands that, while resources are limited, they are sufficient to undertake this task in the event the City Council directs Planning staff to do so.

The Planning Commission met on March 8, 2012 to discuss and make a recommendation on the 2012 Planning Work Program. At that meeting, the Planning Commission decided to recommend that the City Council delay consideration of the MRM PAR at the present time – not because of the merits of the proposal, but because of procedural considerations.

As stated above, MRM urges the Council to include the MRM PAR in the 2012 Work Program. Delay in considering the PAR will serve no useful purpose. The only predictable result in delay is a lost opportunity for redevelopment of a critical downtown property, with the accompanying loss of jobs, economic development and housing.

We understand that two of the considerations that led to the Commission's recommendation were (a) the Commission's "big picture" thought that subarea planning, rather than the consideration of private amendment requests, was perhaps a better way of considering amendments to the comprehensive plan; and (b) two letters received from Ken Davidson and his attorney.

With respect to the first consideration, MRM agrees that subarea planning is a valid and helpful means for evaluating appropriate comprehensive plan revisions to subareas within cities. Many jurisdictions throughout the state employ subarea planning for this purpose.

Although other portions of the downtown have been recently studied, The Moss Bay Neighborhood Plan was last studied in 1989 and is currently not scheduled to be studied in the near future. Although there is discussion of a city wide comprehensive plan study as early as 2013, this study could take 2-3 years before adoption.

Since 1989 the Moss Bay Neighborhood, the City, and the region, have all experienced significant changes. It is time to re-evaluate the land use on this site and we believe that the modifications being proposed with this PAR will provide for a development that will provide public benefit.

In fact, one of the large changes to this neighborhood is the Park Place Development which was recently approved through the PAR process modifying its former designation from CBD 5 to CBD 5A. The changes approved are for a substantial class A office development that when complete will provide for approximately 1.8 million sf of office space, retail and similar uses but currently proposes no residential, reducing the potential for the 12.5% multi-family development that was formerly allowed. We believe the MRM request will provide modifications to the comprehensive plan and zoning code to be compatible with this new zoning by allowing for the residential uses lost on the Park Place project.

While subarea planning is a valid and meaningful planning tool, it is not a replacement for the private amendment request process, the process Kirkland currently uses for individual modification requests. Many, if not all, Washington state jurisdictions allow property owners, on an annual basis, to make private amendment requests, in order to avoid the inordinate delay that often accompanies the subarea planning process, and to allow jurisdictions the opportunity to consider private amendment requests that further GMA goals and local land use policies.

In this case, the MRM PAR has been submitted in a timely manner, according to the City's established practice. Particularly in this case where approval of the PAR, assuming it occurs, is consistent with GMA goals and furthers local land use policies relating to jobs, housing, and economic development, there is no sound public policy to support delay.

With respect to the second consideration, it is no surprise that Mr. Davidson does not wish to see the City even consider an action that may result in redevelopment of the MRM property. He has been a vocal opponent to all redevelopment of the MRM property, at least since the date the Emerald Building was built. It appears that he wishes to use City land use policy to obtain de facto a "view easement" over the MRM property.

Of course, using City land use policy to further such a private aim is inappropriate.

Mr. Davidson also contends that any residential development of the MRM property would "starve" the CBD of needed office development. It is ironic that Mr. Davidson should make this argument, since in the case of the Park Place Development, he contended that there was already more than adequate office space in the CBD, and therefore no additional office space on the Park Place site should be approved.

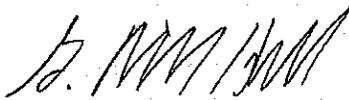
In any event, Mr. Davidson's argument puts the cart before the horse. The propriety of residential development as a primary use on the MRM property, and its potential, pro or con, to affect the availability of office in the CBD is the precise question to be explored when the MRM PAR is placed on the 2012 Work Program. Mr. Davidson's views on these issues, we are certain, will be conscientiously considered and evaluated by Planning staff and the Planning Commission.

In sum, inclusion of the MRM PAR in the 2012 Planning Work Program is consistent with existing City policies to explore all reasonable options to encourage the growth of jobs, housing, and economic development. Failure to include the MRM PAR in the 2012 Planning Work Program will result in unnecessary delay in redevelopment of this critical portion of the Downtown urban core.

Kirkland City Council
March 21, 2012
Page 4 of 4

Your consideration of this request is appreciated.

Sincerely,



G. Richard Hill

cc: Joe Razore
Jeff Williamson
Brian Brand
Paul Stewart
Jay Arnold

L:\MRM Capital\Bungee Building\Correspondence\City Council 02.doc

Paul Stewart

From: AbbtSus@aol.com
Sent: Thursday, March 08, 2012 4:08 PM
To: Planning Commissioners
Subject: Eight-story building

Dear Commissioners:

Please do not allow a "slow creep" of 8-story buildings to take over the town of Kirkland. If this site goes, it is only a matter of time before it will be considered acceptable. We can only hope that you have an explanation for the entertainment of such a project. G R E E D is unacceptable.

Susan Abbott

RECEIVED

FEB 09 2012

DAVIDSON, CZEISLER &
KILPATRIC, P.S.
LAWYERS

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KIRKLAND, WASHINGTON 98033

AM PM
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FAX (425) 827-8725

Mailing Address: PO Box 817
Kirkland, WA 98083-0817

Kenneth H. Davidson
Robert T. Czeisler
Dan W. Kilpatric

February 9, 2012

VIA DELIVERY

Kirkland Planning Commission
Kirkland City Hall
123 - 5th Avenue
Kirkland, WA 98033

Re: Planning Commission Work Plan and the MRM PAR

Dear Commission Members:

I have lived in the annexation area since 1985. A few years after we moved into our neighborhood, King County undertook a review and re-writing of its Comprehensive Plan for the Northshore planning area, which included the entire Kirkland annexation area. To my knowledge, no Comprehensive Plan review has occurred in the annexation area for over 20 years. Similarly, my clients Carey Odegard and David Montgomery found that the zoning on their Kirkland Professional Center on State Street was outdated and had not been reviewed in well over 20 years. When they submitted a private amendment request for their property, the City declined to entertain it because the City preferred to consider their property in conjunction with a review of their neighborhood plan.

By contrast, the downtown Comprehensive Plan and zoning have been reviewed on several occasions over the last decade and the property at 434 Kirkland Way (popularly referred to as the Old Hardware Store or Bungie site) has twice had the same PAR considered by City Council. MRM Kirkland's PAR brings the same issue before you for the third time within the last 12 years. Each of the last three owners of this property has filed a PAR requesting a change in use to allow a large apartment building. After buying the property, Westwater Development filed a PAR to permit an apartment use and additional height, which the City Council denied. About five years later, Quadrant Corporation took over the property and filed a similar PAR. The City Council again determined that the original provisions of the Comprehensive Plan were sound and denied the PAR. Should the Planning Commission spend its precious time on a third review of the same issue for this particular property when Comprehensive Plan provisions affecting many areas throughout the City have not been reviewed in over 20 years? Should the Planning Commission tell MRM Kirkland, as it did Dr. Odegard and Dr. Montgomery, that its property should be reviewed as part of a larger review of the Comprehensive Plan beginning next year?

As a professional who has worked in CBD 5 for 30 years and as a part owner of the

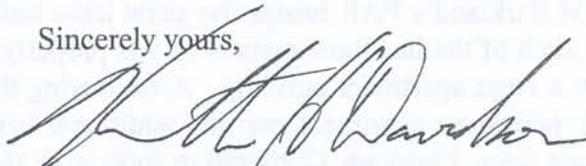
February 9, 2012

Page 2

Emerald Building, I testified at hearings on the two prior PAR's on this property and explained to City Council members that the Comprehensive Plans' identification of CBD 5 as an employment center for Kirkland furthered the goals of the Economic Development component of the Comprehensive Plan and was critical to the vitality of the business community. The central theme of the Economic Development component of the Comprehensive Plan is attracting employers to Kirkland who pay above average wages. To attract these employers, the City needs a critical mass of Class A office buildings which are attractive to major corporations, professionals and technology companies. Class A office buildings in CBD 5 and Central Way Plaza adjacent to the east have earned a positive reputation among leasing brokers and their clients as a desirable place to locate businesses with highly paid staff. Publicly traded companies with highly paid staff who have located in these buildings include Microsoft, Google, IBM, Nokia, Hitachi Data Systems and Brocade Communications. These buildings have also housed local companies with well-paid staff in the areas of engineering, accounting, law, finance, insurance, real estate and technology. In short, the vision of attracting employers with well-paid staff is working. Introducing an apartment complex into this successful office zone would detract from its appeal and reputation. We have recently convinced Hitachi Data Systems to move to the Emerald Building from Bellevue. I doubt that we would be able to attract this quality tenant, if its executives are looking out their window at lawn furniture on an apartment balcony rather than another office building. I do not relish elaborating on these points for a third time before the Planning Commission and City Council. In my line of work, court rules allow a losing party to bring a motion for reconsideration. A judge will hear argument on the same issue a second time to make sure his or her ruling is correct, but will not hear the same issue a third time.

In conclusion, I urge you to tailor your work plan for 2012 to address issues affecting larger areas of the City and to defer the issues raised by the MRM Kirkland PAR to a larger review of the Comprehensive Plan beginning next year.

Sincerely yours,



Kenneth H. Davidson

KHD\aal

cc: Eric Shield

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JAN 26 2012

AM PM
PLANNING DEPARTMENT

BY January 26, 2012

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Fax: 206.626.0675
www.GordonDerr.com

Eric R. Shields, AICP
Kirkland Planning Director
123 Fifth Avenue
Kirkland, WA 98033-6189

Re: Request for Planning Commission to Postpone Consideration of MRM Kirkland's PAR Until the Comprehensive Plan Update

Dear Eric:

I understand that the Planning Commission is holding a retreat tonight to discuss its work program for 2012. I would appreciate you distributing this letter, which asks the Planning Commission to postpone consideration of the Private Amendment Request (PAR) filed by MRM Kirkland until the City's overall update to its Comprehensive Plan in 2013-14.

My client is the owner of the Emerald Building, which is located immediately adjacent to the property owned by MRM Kirkland at 434 Kirkland Way. These properties are designated in the existing Comprehensive Plan and Zoning Code provisions for CBD-5 as the City's major employment center, where office use is intended to be maximized and where the City can attract employers paying above average wages.

These policies and code provisions have been very successful, resulting in the development of Class A office space in CBD 5 including my client's Emerald Building, Continental Plaza and the 570 Building. Global businesses, including Microsoft, Nokia, Hitachi, Data Systems and BDO Seidman have located in these buildings. Other national and regional engineering, law, accounting and high tech firms have selected this area of downtown Kirkland to locate. The high paying jobs at these firms has helped boost the local economy and raise the identity of downtown Kirkland as a superior destination for professional employment.

This success is jeopardized by MRM Kirkland's PAR.

MRM Kirkland has requested elimination of the office preference for its property and proposes that multi-family use predominate its entire site. Allowing large multi-family development in CBD 5 will reduce the land available for continued office development and will reduce the attractiveness of this existing office zone to existing and future tenants.

MRM Kirkland also seeks to eliminate the 5-story height limit in CBD - 5 and allow it to build an 8-story structure looming 100 feet above Kirkland Way.

MRM Kirkland's request presents a major departure from existing Kirkland land use policy. The Planning Commission will need to give careful consideration to the significant implications of this request.

The questions that the Planning Commission should be considering with this request include:

- Does the City need more multifamily zoned property?
- Does this City have sufficient zoning for multifamily uses in the City as a whole, in the Moss Bay Subarea, in the CBD?
- Is the City on target for achieving its GMA goals for development of multi-family units?
- Can the City afford to lose property now zoned for Class A office?
- Does this City have sufficient zoning for first-class office development in the City as a whole, in the Moss Bay Subarea, in the CBD?
- Is the City on target for achieving its GMA goals for employment in the City?
- Would MRM Kirkland's request adversely affect the City's ability to retain and attract high-wage jobs to the City?
- What areas of the City should be built to eight stories or higher?
- What are the adverse consequences to existing properties and to the overall built-environment from allowing eight-story or higher development?

These and other critical questions can best be answered during the City's overall Comprehensive Plan update. During that process the City would be expected to complete a buildable lands inventory to assess the adequacy of existing zoning for meeting GMA targets. We understand that the City is currently on target to achieve its multi-family goals but is far below its employment objectives. The process to update the overall comprehensive plan gives the City the opportunity to reflect upon its broad goals and policies for employment and economic development. A rush to consider MRM Kirkland's request could have grave consequences for attracting and retaining employers in the CBD who pay high-wage jobs. It could also have a dramatic impact on the City's built environment.

It is not unreasonable to delay MRM Kirkland's request until it can be considered in the proper land use context.

For those on the Planning Commission who do not remember, MRM Kirkland's application is the third private amendment request in the last 10 years or so for this one parcel. Each of the last two requests to drastically modify land use controls applicable to this property was denied. How many private requests must the City have to consider for one parcel? What is

so compelling now about the MRM Kirkland parcel that the City should have to unnecessarily advance its consideration of critical land use policy for this area? The existing building on the MRM Kirkland parcel is fully leased to Microsoft, which invested millions of dollars in building upgrades and in a fiber optics line to connect this building with Microsoft's other leased space in Continental Plaza.

It is clear that the Planning Commission has many more important and broader land use policy issues that it needs to address this year than MRM Kirkland's private request. We suggest that the Planning Commission remove consideration of the MRM Kirkland PAR from its 2012 work plan and postpone consideration of this request until the overall comprehensive plan is updated.

Thank you for your consideration.

Very truly yours,



Brent Carson

BC:bc



February 8, 2012

City of Kirkland Planning Commission

123 Fifth Avenue
Kirkland, Washington 98033

Attn: Jay Arnold – Chair
Mike Miller - Vice Chair
C. Ray Allshouse
Karen Tennyson
Andy Held
Byron Katsuyama
Glenn Peterson
Jon Pascal
George Pressley

Re: MRM Kirkland, LLC-PAR – 434 Kirkland Way

Subject: Planning Commission Meeting February 23, 2012

Dear Planning Commission Members:

Deputy Planning Director Paul Stewart informed me that at your February 23, 2012 meeting you will be discussing your recommendations for the work program and priorities for 2012. Paul tells us that at the Jan. 26, 2012 Planning Commission retreat, the Commission reviewed the projects for 2012 and there was discussion about possibly deferring the MRM request to 2013 given other priorities.

We believe that it is in both the city of Kirkland's and MRM's interest to proceed on this PAR as soon as possible. Until land use is settled, we are unable to move forward with plans to develop our site. Even after this PAR is complete it will require many months to develop plans, receive Jurisdictional approvals and construct our project.



We encourage you to approve the MRM PAR for study during 2012. Our architect, Baylis Architects, I or both of us will plan to address your commission at your February 23rd meeting.

Sincerely,

Joe Razore,
 Manager
 MRM Kirkland, LLC

Cc: Paul Stewart

City of Kirkland Planning Commission
 225 10th Avenue
 Kirkland, Washington 98033

Attn: [Name] - Clerk
 [Name] - Chair
 [Name] - Vice Chair
 [Name] - Treasurer
 [Name] - Secretary
 [Name] - Member
 [Name] - Member
 [Name] - Member
 [Name] - Member
 [Name] - Member

City of Kirkland, LLC 2012 - 401 Broadway St

Subject: Planning Commission Meeting February 23, 2012

Dear Planning Commission Members:

Deputy Planning Director Paul Stewart advised me that your February 23, 2012 meeting you will be discussing your recommendations for the West Park area and for the 2012 PAR. As you are that on the Jan 26, 2012 Planning Commission under the Commission's jurisdiction the project for 2012 and there was discussion about possibly delaying the MRM request to 2012 given other priorities.

It is noted that it is to look the City of Kirkland's and MRM's interest in the PAR as soon as possible. Paul and I will be looking for the meeting to be held with you as soon as possible. It is noted that PAR is a complex and will require many months of developing and reviewing. It is noted that PAR is a complex and will require many months of developing and reviewing. It is noted that PAR is a complex and will require many months of developing and reviewing.

Caryn Saban

From: Cheryl Sayed [cherylntan@earthlink.net]
Sent: Monday, February 13, 2012 3:02 PM
To: Planning Commissioners
Subject: 434 Kirkland Way

Commissioners,
Please! No more multi-family structures in downtown Kirkland! We are choking and are starting to look like Bellevue. No to 434 Kirkland Way!

Thank you,
Cheryl Sayed

Caryn Saban

From: Brian Berg [whonu@frontier.com]
Sent: Monday, February 20, 2012 1:41 PM
To: Planning Commissioners
Cc: ken@kirklandlaw.com
Subject: MRM Kirkland development request

City of Kirkland Planning Commissioners:

MRM Kirkland project should not be granted the PAR request for 8 stories. The present zoning codes of Kirkland have maximized the density of the city. An exception was granted to Kirkland Parkplace. The Kirkland Parkplace project, which is both office and retail, provided a solution to allow growth that Kirkland and the downtown merchants had requested. There is no compelling reason to allow a residential development to exceed these restrictions. There is no shortage of condominium projects in Kirkland. Providing greater density and height will compound the problems now facing Kirkland, that of uncontrolled traffic, lack of parking, and vacant multi-family and single family dwellings.

I request that the Planning commission defer a decision on the MRM Kirkland and address the Comprehensive Plan for the City.

Deborah Berg
300 7th Avenue South #14
Kirkland, WA 98033

425-828-6871

Caryn Saban

From: Kmittererlaw@aol.com
Sent: Monday, February 13, 2012 3:35 PM
To: Planning Commissioners
Subject: (no subject)

Please preserve the unique charm & character of downtown Kirkland. Refuse to allow multi-story building.

*Karen L. Mitterer
Attorney at Law
206 669-6167 Voice
1 425 952-0444 Efax*

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Caryn Saban

From: laverne smith [laverne_ks@yahoo.com]
Sent: Tuesday, February 14, 2012 12:59 PM
To: Planning Commissioners
Subject: NO, NO, NO!!!

PLEASE, PLEASE, No eight-story (8) buildings in Kirkland!! We are a delightful, family-oriented, small town right now. We do NOT want to become another Bellevue ("Little New York") with high-rises and so much more traffic!! PLEASE, turn down this ridiculous request from money-hungry developers who don't care about our wonderful, lovable Kirkland. PLEASE.... Three-story buildings should be more than adequate for our way of life.

Laverne and Syd Smith
120 - 5th Ave S, #201
Kirkland, WA 98033
laverne_ks@yahoo.com

Caryn Saban

From: Dennis Welch [dennist@seanet.com]
Sent: Tuesday, February 14, 2012 7:35 AM
To: Planning Commissioners
Subject: Old Hardware Site

Dear Commissioners

I am opposed to the magnitude of the proposal to build 8 stories on this site. This in spite of mitigating setbacks, mixed use, retail first floor, offsite improvements, European Village, etc. In my opinion it is time to await the completion of the impact of the Parkplace rebuild and take fully absorb that condition. At that time we can assess the merits of a rezone.

Dennis Welch
829-18th Ave W
Kirkland, Wa 98033

Caryn Saban

From: ken thomas [virken@hotmail.com]
Sent: Monday, February 20, 2012 2:08 PM
To: Planning Commissioners
Subject: Private Amendment Request (PAR) for 434 Kirkland Way

Hello,

I hear that MRM Kirkland has submitted their Private Amendment Request (PAR) to get 8 stories on their property at 434 Kirkland Way

I would ask the council NOT to entertain ANOTHER such request.

Let's defer consideration of this rezone issue to the complete review of the Comprehensive Plan for the entire City in 2013-15.

The last thing we need is another 8 story apartment on this site.

Ken Thomas

Caryn Saban

From: Turner, Helen [helen.turner@pse.com]
Sent: Monday, February 13, 2012 1:42 PM
To: Planning Commissioners
Subject: RE. PAR for 8 stories on 434 Kirkland Way

To: Kirkland Planning Commission

Regarding the requested PAR at 434 Kirkland Way, I believe 8 stories is just too much. I chose to purchase a home and live in Kirkland largely because it is **not** Bellevue. Kirkland has character; Bellevue has high-rise buildings. Kirkland has a soulful downtown; Bellevue has a mall. I am happy to leave work in Bellevue each day and spend my money in Kirkland whenever possible because it is not Bellevue.

I encourage you all to follow the existing code heights and not approve 8 stories. Please don't blight Kirkland with huge new developments that will don't fit our fair city. Thanks!

Helen Turner
206 - 3rd Ave S
Kirkland

Caryn Saban

From: elaine darling [ejdarling@yahoo.com]
Sent: Tuesday, February 14, 2012 5:54 PM
To: Planning Commissioners
Subject: rezone=8-stories??

Planning Commission: Are you seriously considering giving another 8 story development in the heart of downtown Kirkland? Are you trying to turn this town into another Bellevue? And what about Parkplace? I heard that Touchtone cant find merchants in the first floor. Are you back to the table to tell them NO ONLY 5 stories. That is why you gave him 8 stories because he PROMISED to get merchants. The ball is in your court now and we will be watching, Elaine Darling, MSW 9330 Juanita Drive NE Kirkland, WA 425-821-2560

Caryn Saban

From: Gary [bighamgary@comcast.net]
Sent: Wednesday, February 22, 2012 7:47 PM
To: Planning Commissioners
Subject: rezone of 434 Kirkland Wy

Dear Commissioners,

Please reconsider the decision to rezone 434 Kirkland Way until the comprehensive plan has been reviewed. We need to focus on the overall development and changes to Kirkland rather than changing zoning piecemeal.

Thank you.

Christine Bigham

224 18th Ave

Bigham_christine@comcast.net

Caryn Saban

From: 22redlips@comcast.net
Sent: Friday, February 17, 2012 6:17 PM
To: Planning Commissioners
Subject: the 8 story apt.

Please do not allow this project. Kirkland doesn't need 8 story buildings.

Connie



January 6, 2012

Kirkland Planning Commission
Kirkland City Council
123 5th Ave
Kirkland, WA 98033

Re: Houghton/Everest Neighborhood Commercial Center

Dear Commissioners and Council Members:

I represent the ownership of three parcels located on the southwest corner of NE 68th Street and 106th Ave NE, just west and across 106th from the Bank of America in Houghton Center; 6705, 6711 and 6719 106th Ave NE. These properties are within the Houghton/Everest Neighborhood Center Boundary (see attached) and per the Comprehensive Plan Policy CH5.4, are intended to "provide higher density residential use within walking distance of retail and business services".

The two smaller parcels, 6705 and 6711 106th are in immediate need of investment. Rather than wait for the Everest Neighborhood Plan to be updated (which could be 5 – 7 years), I would ask you to consider having the Planning Department work on changing the zoning sooner in this Business District to line up with the Comp Plan. Since Houghton Center is in a long term lease with Metropolitan Market and the redevelopment potential is further down the road, this would help allow for a more phased overall development approach in this area.

I appreciate your time and consideration of this matter and I am available for any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'H. Douglas Waddell'. The signature is written in a cursive style and is enclosed within a blue circular scribble.

H. Douglas Waddell
President

Policy CH-4.3: *Within the mixed use area, the residential land south of NE 68th Street and east of the Houghton Shopping Center is suitable for medium residential densities.*

The area south and east of the Houghton Shopping Center is appropriate for medium densities because of topographic features and surrounding neighborhood conditions. This area provides a good transition between the low density residential uses to the south, and the commercial shopping area to the north.

Policy CH-4.4: *Where legal non-conforming densities already exist, the density may be retained with remodeling of structures or redevelopment of the subject property.*

In the northern portion of the neighborhood, some parcels were developed under previous higher density zoning resulting in legal nonconforming development. In order to retain housing stock, property owners should be allowed to maintain and redevelop their property while retaining the number of non-conforming units that exist and not be required to reduce the number of units to comply with current zoning density.

Commercial

Goal CH-5: *Foster a strong and vibrant mixed use neighborhood commercial center.*

Policy CH-5.1: *Coordinate with the Everest Neighborhood to develop a plan for the Houghton Neighborhood Center, which overlays properties along the NE 68th Street corridor in both the Everest and Central Houghton neighborhoods (see inset).*

This plan should promote a coordinated plan for the Center while minimizing adverse impacts on residential areas to the south and east.

Houghton Neighborhood Center Boundary



Policy CH-5.2: Encourage a mix of uses within the Houghton Neighborhood Center that includes commercial development such as neighborhood oriented shops, services, and offices, as well as multifamily residential use.

A variety of uses, including retail, office and residential should be combined in order to contribute to a vibrant mixed use center.

Policy CH-5.3: Promote transportation improvements that support the existing and planned land uses in the Center and adjoining neighborhoods.

Transportation improvements should respect the integrity of the surrounding neighborhood, as well as support the land uses they serve. A review of transportation impacts should be done for all new development in the mixed use center.

Policy CH-5.4: Develop design principles that strengthen the visual identity of the Houghton Neighborhood Center by addressing streetscape improvements, public views to the lake along NE 68th Street, building design and site planning.

These design principles should support appropriate building scale and massing, produce buildings that exhibit high quality design, and incorporate pedestrian features and amenities that contribute to the livability of the surrounding area.

Policy CH-5.5: Expand the area designated for higher intensity use to properties west of the Houghton Shopping Center, south of NE 68th Street.

Land located west of the Houghton Center shopping area, directly east of the Eastside Rail Corridor, has the potential to provide higher density residential use within walking distance of retail and business services. The rail corridor provides a wide buffer between this area and the low density residential area to the west.

(Map of Houghton Center to be inserted here)

Goal CH-6: Promote high quality design by establishing building, site, and pedestrian design standards that apply to commercial and multifamily development in the Houghton Neighborhood Center.

Policy CH-6.1: Establish design guidelines and regulations that apply to all new, expanded or remodeled commercial, multifamily or mixed use buildings in the Houghton Neighborhood Center.

Site and architectural design standards should be established in order to create an attractive image for the Center and surrounding neighborhood, and to help make it a desirable place to live and work.

Houghton Center

The shopping center development located at the southwest corner of NE 68th Street and 108th Avenue NE, is known as the "Houghton Center." This large strip retail development sits on several parcels occupying approximately five acres. Since a single owner controls the bulk of the site, redevelopment