



**CITY OF KIRKLAND**  
**Planning and Community Development Department**  
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**MEMORANDUM**

**Date:** April 5, 2012

**To:** Kurt Triplett, City Manager

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

**Subject:** Proposed 2012 – 2014 Planning Work Program

**Recommendation**

Review the proposed work program, provide direction on any revisions and direct staff to bring the revised work program back to the City Council for adoption at the May 1<sup>st</sup> City Council Meeting. \*\* Please note the study session will be limited to 30 minutes so staff will be asking for decisions rather than making detailed presentations.

**Background**

The City Council met with the Planning Commission at a joint meeting on April 3, 2012. At that time the Council reviewed the proposed work program as recommended by the Planning Commission (Attachment 1) and discussed several of the tasks. That packet can be viewed at the following link: [Joint Meeting.](#)

While there was agreement on the majority of projects noted in the work program, there were several tasks that merited further discussion. The Mayor requested that the Council continue the discussion of the work program to the April 17<sup>th</sup> Study Session.

At the April 3 meeting, the direction of the Council is to focus on economic development in general and Totem Lake in particular. The Council also indicated that, given the limited window of time before the City initiates work on the GMA Comprehensive Plan in 2013, neighborhood and subarea plans should be deferred to a later date or after completion of the major Comprehensive Plan update.

Based on the initial discussion at the joint meeting staff has framed the work program tasks under the following categories. The task number and targeted completion dates are noted as well.

- Current tasks to finish
- New projects – Council agreement
- Potential new projects – uncertain Council agreement

Current Tasks to Finish: These are tasks that are currently being worked on and will likely be completed this year. The Council was in agreement with these:

- Totem Lake Code Amendments (3.1) July
- Commercial Codes (3.2) Phase 1 - July & Phase 2 – Dec
- Misc. Code Amendments (5.1) July
- Urban Forestry Mgmt Plan (7.2) September

#### New Projects

These tasks are new projects that would begin in 2012. At the April 3 meeting, the Council appeared to be in general agreement with including these on the 2012 work program schedule. Staff is requesting confirmation from the Council.

- Annual Plan Amendments (1.1) December
- Totem Lake TDR (3.3) 2013
- SRO\* standards (include in 3.2 July  
as part of Misc. Code Amendments)
- Howard PAR (1.2) December
- MRM PAR (1.3) December
- Totem Lake Neighborhood Plan (new task 2013  
in coordination with TDR task – 3.3)

(\*SRO – Single Room Occupancy)

During the discussion on the MRM PAR, it was noted that perhaps the study area should be expanded to include the rest of the CBD 5 zone (See Attachment 2). Parkplace was previously in the CBD 5 zone, but was changed to a new CBD 5A zone in 2008. When the Parkplace PAR was submitted consideration was given to studying the entire CBD 5 zone, but it was decided to only look at the Parkplace site. Given the adjacency of the properties to the east of the MRM parcel, there is some rationale for looking at the adjacent area; however it does expand the scope and complexity of the request.

#### Potential New Projects

These are projects where staff did not perceive that the Council came to an agreement on whether to include them in the work program.

- Subarea Plan Approaches (4.1)
- Houghton/Everest Business District (4.2)
- Traffic Impact Standards (5.2)
- CBD ground floor commercial (could add to Phase 2 of Commercial Codes – Task 3.2)

The Council should provide direction on whether or not to incorporate these into the work program. Task 4.1 would be a refinement of the subarea plan approaches outlined

in the background paper in the previous packet. The Council should discuss whether or not the Commission should continue this effort at this time.

Staff would be available for the Houghton/Everest Business District (Task 4.2) that would follow the work on the MRM PAR and would be completed in 2013. Task 5.2 regarding Traffic Impact Standards would codify the traffic impact standards and simplify our SEPA process.

Regarding the CBD ground floor commercial item, this would revisit the issue that was looked at and completed in June 2011 of what should be appropriate ground floor uses in the CBD. The ability of Evergreen Hospital to locate a clinic downtown has been resolved and the Council may therefore feel that there is less urgency to take this issue up again in the immediate term.

### **Council Discussion and Direction**

At the April 17<sup>th</sup> study session, the Council should confirm the work program tasks where there was general agreement and provide direction on those tasks that the Council would like to see incorporated into the work program. Staff will then bring back the final work program for review and adoption at the May 1<sup>st</sup> Council meeting.



**CBD 7**

**CENTRAL WAY**

**CBD 5A**

**Parkplace**

Central Business District

**Potential Study Area**

**MRM PAR**

**P**

**Peter Kirk Park**

**2ND AVE**

**CBD 5**

**KIRK**

**PUD**

**CBD 5**

**RM 2.4 PUD**

**KIRKLAND WAY**

**PR 2.4**

**KI**

**PUD Parkside**

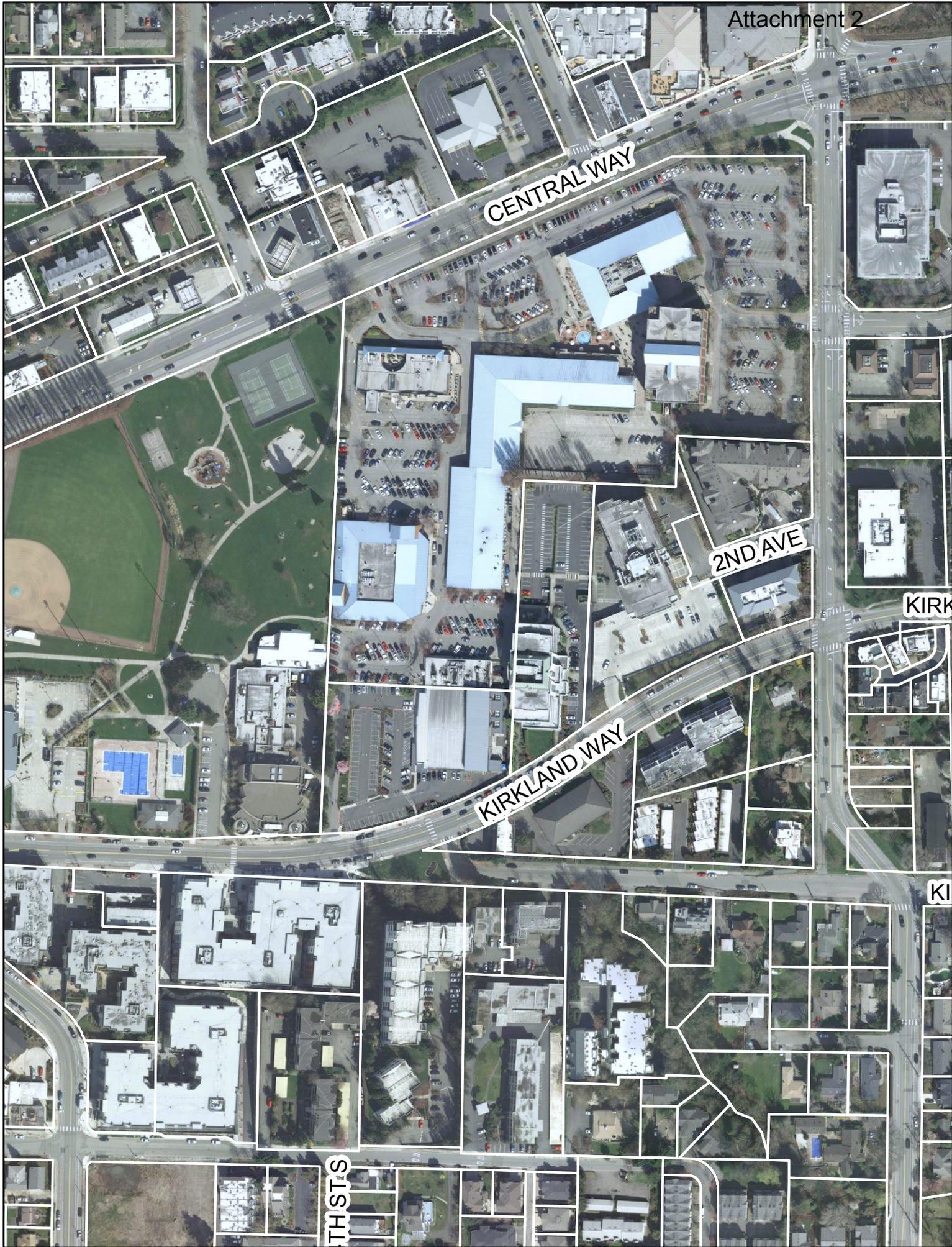
**CBD 3**

**PLA 6J**

**RS 8.5**

**TH STS**

**PUD**



CENTRAL WAY

2ND AVE

KIRKLAND WAY

KIRK

KI

TH STS