



CITY OF KIRKLAND

Planning and Community Development Department
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425.587-3225 - www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Angela Ruggeri, Senior Planner
Paul Stewart, Deputy Director
Eric Shields, Director

Date: September 4, 2014

Subject: **COMPREHENSIVE PLAN UPDATE – CITIZEN AMENDMENT
REQUESTS IN CENTRAL HOUGHTON (FILE CAM13-00465, #14)**

RECOMMENDATION

That the Council adopts the attached City Manager's proposed Resolution to:

- Defer action on Houghton/Everest Neighborhood Center Citizen Amendment Requests until the completion of the Comprehensive Plan update.
- Initiate a formal review and update process for the Houghton/Everest Neighborhood Center, immediately following the Plan update, and no later than January 15, 2016, with the City Council and staff working in partnership with the Houghton Community Council, property owners and the residents of Everest and Central Houghton.
- Use the Houghton/Everest Neighborhood Center update process to make recommendations to the City Council for the Comprehensive Plan amendments and zoning regulations for the Center no later than July 15, 2016.
- Have the City Council evaluate the Comprehensive Plan and zoning recommendations and forward the recommendations or alternatives to the Planning Commission no later than September 15, 2016.
- Have the Planning Commission consider and hold a public hearing on the Comprehensive Plan and zoning recommendations and make a final recommendation back to the City Council no later than November 30, 2016.
- Have the Council accept, modify or reject the Comprehensive Plan amendments and zoning regulations. Update both the Everest and

- Central Houghton Neighborhood Plans as necessary to reflect any final Council action on the Houghton/Everest Neighborhood Center.
- Leave the existing Comprehensive Plan language and zoning regulations affecting the Houghton/Everest Neighborhood Center in both the Everest Neighborhood Plan and the Central Houghton Neighborhood Plan unchanged until the process outlined above is completed.
 - Evaluate business districts with the Comprehensive Plan EIS, but only consider amendments to the general business district policies. Defer any Houghton/Everest Neighborhood Center specific policies and zoning regulations to future study as outlined above.

BACKGROUND DISCUSSION

The Comprehensive Plan Update, done approximately every eight years under the mandate of the Growth Management Act, is a complete review of the general chapter elements of the Comprehensive Plan for consistency with state law and regional growth policies. As part of looking at the adopted land use plan to address our assigned growth targets, the Comprehensive Plan Update is an opportune time to look at potential changes to the City's planned land use and densities and at development regulations that do not reflect adopted goals and policies. Thus, it is a logical time to consider Citizen Amendment Requests (CARs).

The Planning Commission reviewed the CAR applications on July 10, 2014 and made a recommendation to the City Council at its July 15, 2014 meeting. The City Council agreed with the Planning Commission's recommendation including a request for more information on two of the CARs in the Central Houghton Neighborhood. These CARs are the Markl/Nelson Legacy Group CAR, which includes the Houghton Shopping Center (see Attachment 1) and the Waddell CAR, which is west of Houghton Shopping Center (see Attachment 2).

PLANNING COMMISSION RECOMMENDATION

After discussing the process options shown in Planning Commission memo for the August 14, 2014 meeting, the Planning Commission agreed with the staff recommendation, which is to:

- Defer action on Houghton/Everest Neighborhood Center CARs until Everest Neighborhood Plan can be updated.
- Evaluate business districts with the Comprehensive Plan Environmental Impact Statement, but only consider amendments to the general business

district policies. Defer neighborhood specific policies and zoning regulations to future study.

- As soon as possible after the completion of the Comprehensive Plan update, initiate an update of the Everest Neighborhood Plan and consider the entire Houghton/Everest Neighborhood Center. Prepare zoning regulations and design guidelines as part of the update of the neighborhood plans.

The full Planning Commission memo from its August 14, 2014 meeting can be found at the following link.

<http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Planning+Commission/Citizen+Amendment+Request+PC+08142014.pdf>

HOUGHTON COMMUNITY COUNCIL RECOMMENDATION

The Houghton Community Council (HCC) met on August 25, 2014 to discuss the process options for the Houghton/Everest Neighborhood Center CARs and agreed with the Planning Commission recommendation above.

CITY MANAGER RECOMMENDATION

The Houghton/Everest Neighborhood Center CARs and the HCC and Planning Commission recommendations were discussed at the Council's Planning and Economic Development Committee (PED) meeting on Monday, September 8. The PED Committee members asked the City Manager to consider developing a defined amendment framework and community process that would include Everest and Central Houghton residents, property owners and the Houghton Community Council and result in final decisions that create certainty for all parties.

The attached Resolution is the City Manager's proposed framework to accomplish these goals. The City Manager's framework Resolution varies somewhat from the HCC and Planning Commission recommendations by focusing on the Houghton/Everest Neighborhood Center issues, rather than a general update of the Everest Neighborhood Plan. The Resolution also prioritizes this effort for the City staff and Planning Commission immediately after the Comprehensive Plan update is concluded, and no later than January 15, 2016. The process is designed to be completed by the end of 2016. If approved, staff will further define the process in partnership with the HCC, neighborhoods and land owners.

ATTACHMENTS

1. Map - Nelson CAR
2. Map - Waddell CAR

Attachment 1

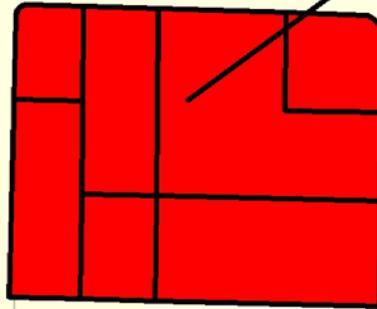
Lakeview Elementary School

Cross Kirkland Corridor

108th Ave NE

SUBJECT PROPERTY

NE 68TH St



Northwest University

NE 67th St

Terrace Park

NE 65th PI

Ave NE

110th Ave NE

NE 64th St

106th Ave NE

NE 62nd St



Lakeview Elementary School

Cross Kirkland Corridor

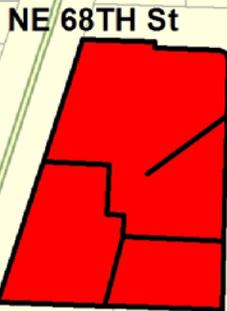
108th Ave NE

9th Ave S

SUBJECT PROPERTY

Northwest University

Terrace Park



NE 68th St

NE 67th St

NE 65th Pl

105th Ave NE

106th Ave NE

NE 6

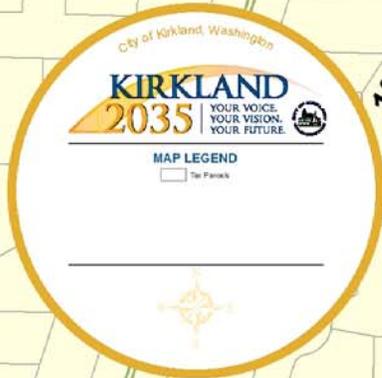
NE 62nd St

State St S

68th St

68th Pl

103rd Ave NE



RESOLUTION R-5067

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RELATING TO PLANNING AND LAND USE AND ACCEPTING THE RECOMMENDATION OF THE KIRKLAND PLANNING COMMISSION TO DEFER ACTION ON THE HOUGHTON/EVEREST NEIGHBORHOOD CENTER CITIZEN AMENDMENT REQUESTS UNTIL THE COMPLETION OF THE COMPREHENSIVE PLAN (FILE CAM13-00465, #14).

WHEREAS, the City is updating its Comprehensive Plan, the guiding policy document to direct growth and development in Kirkland over the next 20 years; and

WHEREAS, the City accepted Citizen Amendment Requests that proposed property-specific changes to the land use map/zoning map, existing Plan goals and policies and/or zoning regulations as part of the Plan update process; and

WHEREAS, the Kirkland Planning Commission reviewed the Citizen Amendment Requests at its July 10, 2014, meeting; and

WHEREAS, the City Council considered the Planning Commission recommendations at the July 15, 2014, Council meeting; and

WHEREAS, City Council agreed with the recommendations of the Planning Commission on the Citizen Amendment Requests, including a recommendation that staff return to the Planning Commission with options for handling the Houghton/Everest Neighborhood Center review including the two Citizen Amendment Requests within the Central Houghton Neighborhood; and

WHEREAS, following additional review at its August 14, 2014, meeting, the Planning Commission recommended that action be deferred on the Houghton/Everest Neighborhood Center Citizen Amendment Requests until the completion of the Comprehensive Plan update when the Everest Neighborhood Plan can be updated; and

WHEREAS, the Houghton Community Council met on August 25, 2014, to discuss the process options for the Houghton/Everest Neighborhood Center Citizen Amendment Requests and agreed with the recommendation of the Planning Commission; and

WHEREAS, the existing Central Houghton Neighborhood Plan establishes goals and policies for the Houghton/Everest Neighborhood Center and the Houghton Center which need to be harmonized and coordinated with the Everest Neighborhood Plan; and

WHEREAS, the Everest Neighborhood Plan, along with all other Neighborhood Plans in the City, is being updated as part of the Comprehensive Plan update process; and

WHEREAS, accepting the recommendations of the Houghton Community Council and the Planning Commission to defer the Central

Houghton Neighborhood Citizen Amendment Requests would allow for the update of the Everest Neighborhood Plan except for the areas of Everest that are included in the Houghton/Everest Neighborhood Center; and

WHEREAS, in order to provide certainty and predictability in land use, the City Council wishes to work with the Houghton Community Council, property owners and residents of Central Houghton and Everest to consider the entire Houghton/Everest Neighborhood Center following the completion of the Comprehensive Plan update.

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. Action will be deferred on the Houghton/Everest Neighborhood Center Citizen Amendment Requests until the completion of the Comprehensive Plan update.

Section 2. Immediately following the Plan update, and no later than January 15, 2016, the City Council and staff shall initiate a formal public review and update process for the Houghton/Everest Neighborhood Center in partnership with the Houghton Community Council, property owners and the residents of Everest and Central Houghton.

Section 3. The Houghton/Everest Neighborhood Center update process shall result in recommendations to the City Council for Comprehensive Plan amendments and zoning regulations for the Houghton/Everest Neighborhood Center no later than July 15, 2016.

Section 4. The City Council shall evaluate the Comprehensive Plan amendments and zoning regulations and shall forward the recommendations or alternatives to the Planning Commission no later than September 15, 2016.

Section 5. The Planning Commission shall consider and hold a public hearing on the Comprehensive Plan amendments and zoning regulations and shall make final recommendations back to the Council no later than November 30, 2016.

Section 6. The Council may accept, modify or reject the Comprehensive Plan amendments and zoning regulations. Both the Everest and Central Houghton Neighborhood Plans will be updated as necessary to reflect any final Council action on the Houghton/Everest Neighborhood Center.

Section 7. The existing Comprehensive Plan language and zoning regulations affecting the Houghton/Everest Neighborhood Center in both the Everest Neighborhood Plan and the Central Houghton Neighborhood Plan shall remain unchanged until the process outlined above is completed.

Section 8. The scope of the Comprehensive Plan Environmental Impact Statement will include an evaluation of business

districts, but any Houghton/Everest Neighborhood Center-specific policies and zoning regulations will be deferred from the Comprehensive Plan to the process outlined above.

Passed by majority vote of the Kirkland City Council in open meeting this ____ day of _____, 2014.

Signed in authentication thereof this ____ day of _____, 2014.

MAYOR

Attest:

City Clerk