



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3600 www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

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

Date: September 8, 2016

Subject: Amending the Timeline of Resolution R-5067 Relating to the Houghton/Everest Neighborhood Center & 6th Street Corridor Study

RECOMMENDATION

Approve the attached resolution amending Resolution R-5067 to provide more time for public input and stating that the Planning Commission shall make final recommendations to the City Council on the Houghton/Everest Neighborhood Center no later than January 31, 2017.

BACKGROUND DISCUSSION

On September 16, 2014, the City Council passed Resolution R-5067 relating to the Houghton/Everest Neighborhood Center (see Attachment 1). The resolution provides a timeline for completion of the Neighborhood Center update process. It states that the Planning Commission will hold a public hearing on the Comprehensive Plan amendments and zoning regulations and make final recommendations to the City Council by October 31, 2016.

Staff has been working with our consulting team to complete the Houghton/Everest Neighborhood Center update along with the 6th Street Corridor Study since the two projects are related. The additional study and extended public outreach will require more time to complete the project than was originally anticipated. Staff is asking that the City Council extend the Planning Commission's final recommendation date to the City Council to January 31, 2017 (see timeline in Attachment 2).

The Planning Commission and Houghton Community Council received a project overview from the consultant at the June 23, 2016 joint meeting and an additional update from staff at the September 8, 2016 joint meeting. The

extended timeline was explained at the September 8th meeting. The packets for those meetings can be found at:

http://www.kirklandwa.gov/depart/planning/Boards_and_Commissions/Planning_Commission.htm

The Planning Commission, the Houghton Community Council, and the leadership teams of the Everest and Central Houghton Neighborhood Associations all support extending the deadline to allow for further public input.

CONSULTING TEAM

Staff has been working with our consulting team on the public outreach and initial study of the area over the summer. The consulting team includes 3 Square Blocks, Berk, and Transpo. Their scope of work is included as Attachment 3. The following list outlines the public outreach that has already been accomplished and the plans for fall.

August 1

Walking tour of the area (staff and consultants)

August 21

Everest Picnic – table with project information

August 22

Webpage and survey live at: <http://www.Kirklandwa.gov/HE6th>

August 23

Kirkland NextDoor – post to all neighborhoods about webpage and survey
Email blast to Central Houghton about webpage & survey

August 24

PCC table – distribute project information on webpage and survey
Information cards to Peter Kirk Camp for kids to take home to parents

August 26

Kirkland listserv – Neighborhood Leaders about webpage and survey

August 27

Houghton Beach Park table – distribute project information

August 30

Kirkland listservs – Planning Commission, Comprehensive Plan, Design Review Board, and Houghton Community Council about webpage and survey

Email blast to Everest Neighborhood Association about webpage and survey

Post in KirklandViews Blog:

<http://www.kirklandviews.com/blog/2016/8/30/city-seeks-community-input-online-survey-will-help-identify-community-preferred-improvements>

August 31

Kirkland listserv - Transportation Commission about webpage and survey

Posters at various locations throughout the City – Starbucks, grocery stores, North Kirkland Community Center, Kirkland Library, Senior Center

CKC (near Google) – table with project information

September 1

Terrace Park soccer practice – table with project information

Week of September 6

Distribute information cards to employers along the 6th Street Corridor

September 10

Crestwoods Park – table with project information

September 11

Everest Park – table with project information

September 12

NW University – table with project information

Week of September 12 – 16

Posters and cards at Lakeview Elementary

September 19

Moss Bay Neighborhood meeting* (staff and consultants)

Week of September 19 -23

Public notice signs installed

September 27

Everest Neighborhood meeting* (staff and consultants)

October 5

Central Houghton Neighborhood meeting* (staff and consultants)

October 21

Resend to all Kirkland listservs – reminder to take the survey before it closes

Resend to Kirkland NextDoor – reminder to take the survey before it closes

October 28

Survey closes

**At each neighborhood meeting we will provide an overview of the project, what has been done so far, and a review of key findings of the survey. We will also be promoting the November workshop.*

Beginning of November

Community Workshop

November 2016 through February 2017

Staff and the consulting team will attend various Planning Commission, Transportation Commission, Houghton Community Council and City Council meetings.

The consulting team has also been doing phone interviews with key neighborhood representatives and property owners and doing research on the land use and transportation issues.

Attachments

1. Resolution R-5067
2. Project timeline
3. Consultants' Scope of Work

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 Planning Commission for Comprehensive Plan amendments and zoning regulations for the Houghton/Everest Neighborhood Center no later than July 15, 2016.

Section 4. The Planning Commission shall consider and hold a public hearing on the Comprehensive Plan amendments and zoning regulations and shall make final recommendations to the City Council no later than October 31, 2016.

Section 5. 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.

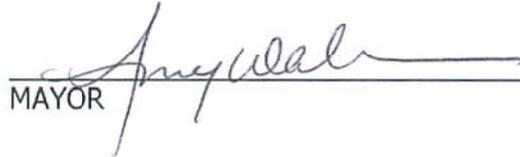
Section 6. The existing Comprehensive Plan language and zoning regulations affecting the Houghton/Everest Neighborhood Center in both the Everest Neighborhood Plan and the Central Houghton Neighborhood Plan shall remain unchanged until the process outlined above is completed.

Section 7. 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.

R-5067

Passed by majority vote of the Kirkland City Council in open meeting this 16th day of September, 2014.

Signed in authentication thereof this 16th day of September, 2014.


MAYOR

Attest:


City Clerk

PROJECT SCHEDULE

as of June 3, 2016

 task duration

 public outreach

 project team meeting

 public/neighborhood meetings

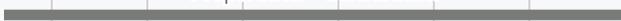
 council + commission review

Jun Jul Aug Sep Oct Nov Dec Jan

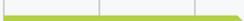
Task 1: Project Initiation

1.1 Background Information Review								
1.2 Project Kick Off Meeting								

Task 2: Public Outreach + Facilitation

2.1 Public Outreach Plan								
2.2 Public Outreach Materials	 Preparation + Distribution							
2.3 Informal Outreach								
2.4 Small Meeting Series or Online Outreach								
2.5 Community Workshop	 Neighborhood Association Meetings  Community Workshop							
2.6 City Council + Commission Meetings	        							

Task 3: 6th Street Corridor Study

3.1 Stakeholder Outreach/Existing Conditions								
3.2 Data + Methods								
3.3 Define Baseline + Proposed Land Use Conditions								
3.4 Potential Solutions								
3.5 Refine + Document Solutions								

Task 4: Houghton/Everest Neighborhood Center Study

4.1 Physical Conditions Assessment								
4.2 No Action Scenario Assessment								
4.3 Scenario Development								
4.4 Scenario Graphics								
4.5 Scenario Summary								
4.6 Stakeholder Interviews								
4.7 Redevelopment Potential								
4.8 Future Development Analysis								
4.9 Summary Report								

City of Kirkland
Scope of Work
June 29, 2016

6th Street Corridor and Houghton/Everest Neighborhood Center Study

INTRODUCTION

Through development of an integrated land use/ transportation plan for the Houghton/Everest Neighborhood Center and the 6th Street Corridor, the City of Kirkland is striving to further enhance the livable, sustainable and connected character of the community. The plan for improvements to South 6th Street and identification of preferred land use and zoning designations in the Neighborhood Center should promote high quality design, economic and social sustainability, accessibility and a sense of community. To ensure that the plan recognizes the community's interests and needs, the City intends to work with community members and other stakeholders as active partners in the planning process and to pursue a robust and inclusive public outreach process.

TASKS

I. PROJECT INITIATION

- I.a. **Background information.** Consultant will review existing neighborhood plans, notes from prior meetings, GIS data and other available information. For the transportation analysis, data review will include existing and available data from the transportation master plan, travel demand model, City provided historic counts, collisions, and operations, INRIX speed, travel time and variability data, Metro passenger count/ridership and vehicle location/delays, park-and-ride occupancy and license plate travel sheds, pedestrian and bike counts and modal connectivity and walk times to define the existing transportation context as aligned to study goals.
- I.b. **Project kick-off meeting.** Consultant will facilitate a project kick-off meeting to confirm project priorities, roles, schedule, key stakeholders and other project topics identified by the Consultant and City. As part of this meeting, Consultant and City will also schedule a site visit to the corridor and neighborhood center.

Task I Work Products

- Project Kick-off meeting summary

II. PUBLIC OUTREACH AND FACILITATION

- II.a **Public outreach plan.** Consultant will prepare a draft public outreach plan draft that describes all outreach activities, including City team, stakeholders, community organizations, briefings, public events, contact lists, communication methods and City and Consultant roles. The Consultant will conduct early consultation with key neighborhood stakeholders to discuss history and context, proposed approach, and opportunities to leverage and expand community involvement. Consultant will review draft plan with the City, incorporate edits and finalize the plan for use by the team. It is anticipated that the final outreach plan will be posted to the project website.

II.b ***Project outreach materials.*** Consultant will prepare project informational materials, including:

- **Project identity.** Consultant will prepare two project identity concepts for City review and feedback. Based on City direction, Consultant will develop final project identity to be used for the webpage and all project information communication pieces.
- **Webpage.** Consultant will create a project webpage that describes the project, timeline, and opportunities to participate. Consultant will draft content, review with City, finalize, post and host site. Consultant will provide updates on a regular basis to announce meetings, promote public engagement and provide work products associated with the project.
- **Newsletter, signs, flyers, cards.** Consultant will create a draft and final project newsletter for electronic distribution and webpage posting at up to three project milestones. The newsletter or similar publication will inform community members about the project discussion, opportunities to participate and how to offer suggestions. Consultant will prepare a suite of related materials, such as flyers, signs and cards, to be used in raising awareness about the project and encouraging participation. These activities would support Task II.d, described below.

II.c ***Informal outreach.*** Consultant will support informal outreach at neighborhood gathering locations, such as neighborhood center grocery stores and coffee shops, Cross Kirkland trail, Google campus, Northwest University campus and/or other locations as identified by the project team and permitted by property owners. Simple exhibit materials, used to pose questions, will engage people in expressing their views and interests. Outreach to be conducted over a 6 week period and will support Task II.d, described below.

II.d ***Online survey or small meeting outreach.*** Working in collaboration with City staff, Consultant will develop and implement a small meeting series, prepare content for an online survey using MetroQuest software, or conduct a limited number of meetings to supplement the online survey. Under either approach, Consultant will conduct an active outreach campaign to promote participation. Examples of engagement methods include informal events identified in Tasks II.b and II.c, email distribution lists, blogs and other media outlets, banners, signs, social media, incentives, and other methods as identified by the City and Consultant. Outreach to be conducted over a 6 week period.

II.e ***Community meetings.*** Consultant will meet with the Houghton and Everest neighborhood associations in September to report back on informal outreach, survey findings, and plans for the community workshop, described below.

Consultant will plan and design an interactive community workshop that draws on information gathered from prior outreach activities, the 6th Street corridor study, the urban design analysis and the market analysis. The purpose of the workshop will be to identify areas of agreement, lack of consensus, options and potential recommendations for the neighborhood center and 6th Street corridor. Consultant will prepare information and interactive structure, such as instant polling, to shape the study outcomes. Consultant will notify community through a variety of methods, including electronic communication, postcards and signs. Consultant will facilitate a three-hour interactive workshop that will enable neighborhood members to discuss and identify

their shared priorities for the future of the neighborhood center and 6th Avenue Corridor. Consultant will prepare a meeting summary.

II.f ***City Council and Commission meetings.*** Consultant will support meetings with the City Council, Houghton Community Council, Planning Commission and Transportation Commission as requested by City staff. A total of eight to ten meetings are assumed.

Task II Work Products

- Draft and final public outreach plan
- Public outreach materials, including project identity, project website, and communication materials, including a newsletter, signs, flyers, cards
- Findings from informal outreach events
- Findings from informal small meeting series and/or online survey
- Community meeting materials and meeting summary

III. 6TH STREET CORRIDOR STUDY

III.a ***Stakeholder outreach and existing conditions analysis.*** Consultant will supplement outreach described in Task II, with specific outreach to corridor constituents to identify transportation challenges and expectations in the corridor. Consultant will prepare maps, and graphics that reflect the current transportation context and potential future transportation influences such as new infrastructure such as new signals at Kirkland Way and 9th Street, new high capacity transit, and anticipate growth in households and jobs.

III.b ***Data and methods.*** Consultant will collect any additional data and confirm methodology for conducting this analysis. Pending discussion with community members, limited data around parking in neighborhoods can be collected for approximately two hours at up to four locations where/when stakeholders identify those needs. Methodology may include investigation of new land use and trip generation methods aligned with the land use and urban design analysis (such as applying EPA's mixed use trip generation model). A multi-modal approach will be used, consistent with adopted City policy in the Transportation Master Plan. Trip forecasts and modeling will consider options for cars, pedestrians, bicycles, and transit. Traffic management concepts (ridershare, partnerships, employer-based trip reduction concepts) will also be considered to the extent feasible. Methods will define application of the travel demand model and also confirm that the performance measures enlisted by the team align with the project goals. Data collection and methods will also help confirm study limits based on proposed performance measures and the anticipated area of influence. While analysis would focus on the 108th Avenue/6th Street corridor, methods will also define analysis of parallel and perpendicular facilities such as NE 68th Street, Lake Washington Boulevard, the Cross Kirkland Corridor, State Street and I-405.

III.c ***Define corridor baseline and proposed land use conditions along with opportunities and constraints.*** Using agreed upon methods and performance measures, Consultant will conduct an assessment of the existing and future baseline and proposed land use scenarios. Increased land use can tax the transportation system including exceeding level of service thresholds. To accommodate this density Consultant will look at solutions that reduce drive alone behavior, move people effectively and add capacity strategically. These solutions may be policies (such as

parking policies), projects (such as intersection improvements) and programs (such as bikeshare and parking operations).

Consultant will develop a tiered analysis to evaluate zoning options. The Tier 1 analysis would assess up to two rezone concepts to refine down to one preferred solution. This will consider comparative trip generation and distribution as well as screenline analyses for these two (2) scenarios. Tier 2 would take a preferred rezoning concept and compare to current zoning designations. Based on analyzed performance measures, Consultant will confirm areas where the transportation system is constrained. In Tier 3, Consultant will identify potential opportunities including but not limited to transit priority treatments, pedestrian and trail connectivity improvements, parcel reconfigurations and circulation network, signal timing improvements, time-of-day restrictions, parking management, shared use facilities (bike share, car share, shared parking), revision of existing channelization, and adding capacity. These opportunities and constraints can be developed for discussions with stakeholder groups.

III.d **Potential solutions.** Consultant will work with stakeholders to further refine and develop potential solutions scenarios and report operations and performance. These may be a mix of land use, network and operational improvements. Consultant will assess these potential improvements using the city travel demand model, analysis methods and performance measures. For the purposes of this study it is assumed that the travel demand model will be used to develop traffic volumes and that the analysis will focus on the PM peak period. Growth projections outside the immediate study area, but that will impact PM peak trips, will be factored into the analysis. Analysis will be conducted for up to two scenarios (current zoning and a high growth) and analyzed in the Synchro operational analysis tool, as a base. Analysis will be conducted to assess the proposed solutions, such as signal priority and channelization, using a variety of tools. For the purposes of this scope Consultant has assumed that VISSIM will be conducted for one land use and test up to two (2) options such as transit signal priority. Using the travel demand model and other analytical tools, the team will report potential performance for each scenario.

III.e **Refine and document solutions.** Consultant will test and refine sketch concepts solutions including impacts and concept level opinions of costs to help the team and stakeholders compare, prioritize and refine solutions as well as inform trade-offs of land use scenarios.

Task III Work Products

- Summary corridor draft goals/objectives and general transportation context using available performance measures reflective of these goals (Possibly a powerpoint presentation). A draft and final slide annotated presentation (with data source information).
- Draft and final technical memo with methods, data collection and proposed project study limits.
- Draft conditions for baseline and proposed land use scenarios, and listing of potential constraints and opportunities (possibly a powerpoint presentation)
- Updated conditions for baseline and proposed land use scenarios with potential solutions prepared in a draft presentation.
- Draft and final report that provides the foundation and supporting analysis to convey trade-offs and decision making for the lay public.

IV. HOUGHTON/EVEREST NEIGHBORHOOD CENTER STUDY

Land Use and Urban Design Analysis

IV.a **Physical condition assessment.** Based on the site visit in Task I.b, Consultant will document the physical condition of existing development, parking, streets, and parks and public spaces. The information will be summarized with photos, diagrams, metrics, and supporting text.

IV.b **No action scenario assessment.** Using photos, diagrams and 3D modeling, the Consultant will prepare visual representation of development potential under current zoning at key sites within the neighborhood center. Visual representations at key sites will include sufficient building and street features to establish street-level character; other views will emphasize height and mass.

IV.c **Scenario development.** Consultant will help develop up to two land use and urban design scenarios based on the existing conditions analysis, market analysis, public outreach, and the City's goals for the neighborhood center. The scenarios will also consider opportunities for improvements to streets, public spaces, and parking to support the land use scenarios and the community's vision for the neighborhood center.

IV.d **Scenario graphics.** Consultant will prepare graphics to demonstrate likely development at key sites in the neighborhood center under each scenario. Graphics may include diagrams, sites plans, 3D models, and photo simulations. Visual representations at key sites will include sufficient building and street features to establish street-level character; other views will emphasize height and mass.

IV.e **Scenario summary.** A detailed summary of the land use and urban design scenarios will be completed for public review and input.

Market Feasibility

IV.f **Stakeholder interviews.** To understand the long term interests and desires of major property owners in the neighborhood center, the Consultant will conduct up to 10 one-on-one stakeholder interviews. An interview summary will be provided that details the major themes and outcomes of the interviews.

IV.g **Redevelopment potential.** Using the City's land capacity analysis, together with other available market and development data, Consultant will work with City staff to identify key re-developable sites in the study area over 10-year and 20-year time horizons, together with assessment of FAR, density/intensity and parking requirements for identified sites.

IV.h **Future development analysis.** The Consultant will explore and summarize likely future development under each of the land use scenarios including economic and development feasibility based on the scale and intensity of allowed development and overall market conditions.

Neighborhood Center Recommendations

IV.i **Recommendations and summary report.** Consultant will prepare a summary report describing methodologies and findings from public outreach, the land use and urban design analysis, and the market analysis. The report will describe options considered during the planning process,

recommended action and rationale, and steps for implementation. Report recommendations will include specific recommendations for zoning code amendments, design guidelines and/or comprehensive plan policies, as applicable. Consultant will prepare a draft report for City staff review and comment and a final report based on City guidance.

Task IV Work Products

- Assessment of neighborhood center existing land use conditions
- Assessment of development potential under existing zoning regulations, including visual representations
- Description of scenarios and visual representations of each scenario
- Summary of demographic and market conditions
- Summary of stakeholder interviews
- Development feasibility of identified scenarios
- Recommendations and summary report documenting methods, findings and specific recommendations for potential zoning code amendments, design guidelines, and/or comprehensive plan policies, as applicable, for the neighborhood center

ASSUMPTIONS

Where appropriate, assumptions that have been incorporated into the preceding text. In addition, the following assumptions are provided.

1. Additional service requests or alterations beyond those described in this document will require supplemental contract modifications or explicit, pre-approved substitutions. The Consultant will not perform additional work without written authorization from the City.
2. City will provide the Consultant team available government documents and studies, alternative concept plans, and any relevant electronic GIS data and aerial photos of the project study area. All documents will be returned to the City as appropriate upon completion of this contract.
3. City will consolidate all internal staff review comments from the City for each round of draft review documents and provide a single, compiled set of comments to the Consultant for revisions.
4. Consultant is not responsible for delays in the schedule resulting from delays in the provision of critical information or in decision-making by City staff, commissions or citizen groups.
5. The scope does not include original data collection except as explicitly described in this scope. Research and data collection will be based on readily available secondary sources of information, including reports, inventories, maps and other similar literature from local government and other sources.
6. The budget presents cost estimates for each task. Time may be transferred from one task to another due to greater or lesser level of effort, provided that each task shall be completed and the total budget shall not be exceeded.
7. Unless specifically noted above, all Consultant deliverables will be limited to electronic file transfers. The City is responsible for document reproduction and distribution of all review and final drafts.

8. This Scope of Work does not include assistance with or representation by any member of the consultant team at legal and quasi-judicial appeals. The Scope of Work may be amended to include such assistance or representation if the City desires.

RESOLUTION R-5208

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AMENDING THE TIMELINE OF RESOLUTION R-5067 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).

1 WHEREAS, in December of 2015, the City completed the update
2 of its Comprehensive Plan, the guiding policy document to direct growth
3 and development in Kirkland over the next 20 years; and
4

5 WHEREAS, the City accepted Citizen Amendment Requests that
6 proposed property-specific changes to the land use map/zoning map,
7 existing Plan goals and policies and/or zoning regulations as part of the
8 Plan update process; and
9

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

15 WHEREAS, The Houghton Community Council met on August 25,
16 2014, to discuss the process options for the Houghton/Everest
17 Neighborhood Center Citizen Amendment Requests and agreed with the
18 recommendation of the Planning Commission; and

19 WHEREAS, accepting the recommendations of the Houghton
20 Community Council and the Planning Commission to defer the Central
21 Houghton Neighborhood Citizen Amendment requests would allow for
22 the update of the Everest Neighborhood Plan except for the areas of
23 Everest that are included in the Houghton/Everest Neighborhood
24 Center; and

25 WHEREAS, in order to provide certainty and predictability in land
26 use, the City Council wished to work with the Houghton Community
27 Council, property owners and residents of Central Houghton and Everest
28 to consider the entire Houghton/Everest Neighborhood Center following
29 the completion of the Comprehensive Plan update; and

30 WHEREAS, action was deferred on the Houghton/Everest
31 Neighborhood Center Citizen Amendment Requests by Resolution R-
32 5067, and

33 WHEREAS, Resolution R-5067 also stated that the
34 Houghton/Everest update process would result in recommendations to
35 the Planning Commission for the Comprehensive Plan amendments and

36 zoning regulations for the Houghton/Everest Neighborhood Center no
37 later than July 15, 2016; and

38 WHEREAS, Resolution R-5067 also stated the Planning
39 Commission shall consider and hold a public hearing on the
40 Comprehensive Plan amendments and zoning regulations and shall
41 make final recommendations to the City Council no later than October
42 31, 2016; and

43 WHEREAS, additional time will be necessary to solicit further
44 public input and complete the Houghton/Everest Neighborhood Center
45 update process, but a fixed completion date is helpful to all
46 stakeholders.

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

49 Section 1. The Planning Commission shall consider and hold a
50 public hearing on the Comprehensive Plan amendments and zoning
51 regulations for the Houghton Everest Neighborhood Center and shall
52 make final recommendations to the City Council no later than January
53 31, 2017.

54 Section 2. The Kirkland City Council may accept, modify or
55 reject the Comprehensive Plan amendments and zoning regulations.
56 Both the Everest and Central Houghton Neighborhood Plans will be
57 updated as necessary to reflect any final Council action on the
58 Houghton/Everest Neighborhood Center.

59 Section 3. The existing Comprehensive Plan language and
60 zoning regulations affecting the Houghton/Everest Neighborhood Plan
61 and the Central Houghton Neighborhood Plan shall remain unchanged
62 until the process is completed.

63 Passed by majority vote of the Kirkland City Council in open
64 meeting on the _____ day of _____, 20__.

65
66 Signed in authentication thereof this _____ day of
67 _____, 20__.

MAYOR

Attest:

City Clerk