



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 425.587.3225

www.ci.kirkland.wa.us

MEMORANDUM

Date: November 6, 2006

To: David Ramsay, City Manager

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

Subject: PROPOSED MARKET NEIGHBORHOOD PLAN UPDATE, MARKET STREET
COMMERCIAL CORRIDOR SUBAREA PLAN UPDATE AND REZONES
(FILE IV-03-27)

RECOMMENDATION

Review the proposed Market Neighborhood Plan, Market Street Commercial Corridor Subarea Plan and rezones and direct changes prior to considering adoption on December 12, 2006.

COUNCIL REVIEW

Staff suggests that the Council consider the Planning Commission's memorandum of transmittal and recommended plans and rezones for the Market Neighborhood and Market Street Commercial Corridor as a basis for review (see Exhibit A). The Planning Commission recommended plans will result in the following:

- A new neighborhood plan chapter for the Market Neighborhood (see Attachments 1 and 2 to the enclosed Planning Commission transmittal memo)
- A new plan chapter for the Market Street Commercial Corridor (see Attachments 3 and 4 to the enclosed Planning Commission transmittal memo)
- A new Zoning Map based on two recommended rezones (see Attachment 5 to the enclosed Planning Commission transmittal memo)

Planning Commissioner, Karen Tennyson, will transmit the Commission's recommendation at the November 21 study session and staff will present an overview of the recommended Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan. Staff suggests that the

Council consider the plan highlights listed in the Commission's transmission memo as a guide for discussion of the recommended plans and rezones.

BACKGROUND DISCUSSION

History

The update of the Market Neighborhood Plan began in March of 2004. The issue identification and concept development phase lasted through the 3rd quarter of 2005. During that time period, city initiated ideas and private amendment requests were considered to shape the direction of the plan. A complete description of the public process is included in the transmittal memo from the Planning Commission.

This phase culminated with a Council briefing in August 2005, where Council directed which issues were to be further considered and which were to be dropped from further study. Based on Council's direction, all individual private amendment requests, except the rezone request for the parking lot adjoining 1611 Market Street, were dropped from further consideration. The Council did acknowledge that it would be appropriate for the Planning Commission to gather more data on lot sizes and patterns in the neighborhood, however.

The plans preparation phase of the Market Plan began in 2006. At the Council briefing on June 20, 2006, the Council directed continued work on the various lot size options presented. The memorandum prepared for that briefing is available for viewing at:

http://www.ci.kirkland.wa.us/_shared/assets/11a_NewBusiness4069.pdf.

The audio of the briefing is available at:

<http://www.ci.kirkland.wa.us/depart/council/Minutes.htm>.

The Planning Commission public hearing on the draft plans and rezones was held on September 14 and the record was left open for written comments until October 12. Five people spoke at the hearing and three comment letters were submitted.

The memorandums prepared for both the September 14 and the October 12 meetings are available for viewing at:

http://www.ci.kirkland.wa.us/depart/Planning/Plans_and_Projects/mnh/Work_Program.htm

The audio of both meetings, which includes public comments, is available at:

http://www.ci.kirkland.wa.us/depart/Planning/Planning_Commission/Planning_Commission_Meetings_Online.htm. All other Commission meetings are also available on-line.

Written comments received since your last Council briefing on June 20, 2006 are included as Exhibit B to this memorandum. Planning Commission meeting minutes are included as Exhibit C.

Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan Summary (Attachments 1 through 4 to Exhibit A)

The recommended Market Neighborhood Plan will maintain the existing land use pattern of low density in the residential core, with commercial and multifamily uses adjoining Market Street.

A new concept is being proposed that would allow reduced lot size to provide an incentive to retain historic buildings and to retain or create smaller homes on smaller lots. The plan would also allow alternative housing styles (e.g. cottage housing) throughout the neighborhood in the future with passage of citywide regulations.

The plan moves the boundary between the Market and Norkirk Neighborhoods to the middle of Market Street. A new Market Street Commercial Corridor Subarea will be created for commercial and multifamily properties adjoining Market Street, extending north to 19th Avenue.

Zoning Map and Comprehensive Plan Map Amendments

The following rezones and land use re-designations are recommended in order to implement the plan:

Zoning Map (Attachment 5 to Exhibit A)

1. A rezone of the parking lot adjoining 1611 Market Street from RS 7.2 to PR 3.6 to match the zoning of the parking lot to that of the adjoining property at 1611 Market Street which is under common ownership.
2. A rezone of 805 and 815 14th Avenue West from RS 12.5 to RS 8.5 to make zoning of these properties consistent with the other properties in the area and the existing Comprehensive Plan designation.

Comprehensive Plan Map (Attachment 2 to Exhibit A, Figure M-4)

3. Density re-designation of the entire RS 7.2 zoning area from 5 dwelling units per acre to 6 dwelling units per acre Low Density Residential land use designation to match the existing RS 7.2 zoning classification. This re-designation is necessary to bring the density designation in the Plan into consistency with the existing zoning.
4. Density re-designation of the property at 135-149 7th Avenue West (parcel # 3885800390) from office/multi-family 5 dwelling units per acre to office/multi-family 10-14 units/acre to match the existing PR 3.6 zoning. This re-designation is necessary to bring the density designation in the Plan into consistency with the existing zoning.

5. Re-designation of the parking lot adjoining 1611 Market Street (parcel # 3885803490) from low density residential 5 dwelling units/acre to office/multi-family 10-14 dwelling units/acre to match proposed property rezone.

SEPA COMPLIANCE

An addendum to the City's Draft and Final EIS for the 2004 Kirkland Comprehensive Plan was issued prior to the Planning Commission public hearing in October and is included as Exhibit D.

EXHIBITS:

- Exhibit A Planning Commission Transmittal Memorandum, dated November 6, 2006
- Exhibit B Public Comments received on the Project since the June 20, 2006 City Council Briefing
- Exhibit C Planning Commission Minutes
- Exhibit D SEPA Addendum

Cc: File IV-03-27
Kirkland Chamber of Commerce
Market Neighborhood Association
Norkirk Neighborhood Association
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MEMORANDUM

To: City Council

From: Kirkland Planning Commission
Janet C. Pruitt, Chair
Janet Pruitt

Date: November 6, 2006

Subject: PLANNING COMMISSION RECOMMENDATION TO ADOPT MARKET NEIGHBORHOOD PLAN, MARKET STREET COMMERCIAL CORRIDOR SUBAREA PLAN AND REZONES (IV-03-27)

Introduction

We are pleased to submit the recommended plans and rezones for the Market Neighborhood and the Market Street Commercial Corridor for consideration by the City Council. This is the first major update to the Market Neighborhood Plan in nearly 30 years. Over the past two plus years, the Planning Commission has made an effort to consider input from interested citizens, the Market Working Group, the Transportation Commission, and testimony from the neighborhood at the public hearings.

While all but one of the private amendment requests reviewed with the Plan update were dropped from further consideration after the Council briefing in August 2005, the Commission did study historic lot size and development patterns in the neighborhood to come up with two proposed options to address concerns that we heard expressed during the update process. These two options are discussed below.

Market Neighborhood Plan Highlights (see Attachments 1 and 2)

1. Encourage Housing Diversity (Plan Goal M 4 and Policy M 4.2) :
Diversity is part of the vision for the Market Neighborhood. That includes alternative housing styles to provide choices for a diverse community that represents a range of ages, households, incomes and backgrounds. We wanted to find a way to create or retain some smaller homes so that there is more housing choice, and to counter the market trend toward large homes that maximize the building envelope and change the character of the neighborhood. This concept has also been proposed for the Norkirk Neighborhood.

EXHIBIT <u> A </u>
<i>City Council Study 11/21/06</i>

The purpose of the Small Lot Single-Family proposal is to provide an incentive to preserve existing small homes and promote some smaller new homes. It allows subdivisions with smaller lots than otherwise permitted. This would occur in the RS 8.5 and RS 7.2 zones by allowing properties of at least 14,500 square feet in the RS 8.5 zone, and 12,200 square feet in the RS 7.2 zone, to be subdivided into two lots if a small house is built or retained on the smaller of the two newly created lots. In the RS 8.5 zone, one lot would remain 8,500 square feet, and the other smaller lot could be a minimum of 6,000 square feet. In the RS 7.2 zone, one lot would remain 7,200 square feet, and the other smaller lot could be a minimum of 5,000 square feet. The lots with the small homes would be limited by a lower Floor Area Ratio (suggested somewhere in the range of .3 to .4). This proposal would potentially allow up to 10 additional lots in the RS 7.2 zone and 6 additional lots in the RS 8.5 zone (see Attachments 6 and 7). If Policy M 4.2 is approved by City Council, the regulations for implementing it will be drafted in the first quarter of 2007.

2. Encouraging Retention of Buildings of Historic Significance (See Plan Goal M 1 and Policy M 1.2):

The Market Neighborhood is one of the most historic neighborhoods in Kirkland and the vision statement acknowledges the special role that the historic homes play in the neighborhood. This policy creates an incentive for owners of these historic houses to retain them. It allows smaller lot sizes when subdividing a lot that contains an historic building, if the building is preserved. This concept has also been proposed for the Norkirk Neighborhood. In the RS 7.2 zone, this approach would allow subdivision of properties of at least 10,000 square feet containing recognized historic buildings. The minimum lot size would be 5000 square feet in the RS 7.2 zone. The minimum lot size in the RS 8.5 zone would be 6000 square feet and the minimum lot size in the Waterfront District II (WD II) zone would be 7,200 square feet. There are up to 8 historic buildings in the Market Neighborhood RS 7.2 zone, one building in the RS 8.5 zone and 2 buildings in the WD II zone (see Attachments 8, 9 and 10). These figures are based on an inventory done for the Heritage Society by consultant, Mimi Sheridan, in 1999. If approved by City Council, the regulations for implementing the historic preservation proposal will be drafted in the first quarter of 2007.

3. Allowing Alternative Housing Options (See Plan Goal M 4 and Policy M 4.1):

Alternative and innovative housing types are allowed (e.g. attached, clustered small lot single-family, accessory dwelling units & cottage housing) to provide housing choice in low-density areas. A similar policy has also been proposed for the Norkirk Neighborhood Plan. Implementing regulations will be drafted as part of the innovative housing work program during 2007.

4. Pedestrian Connections (See Plan Goal M 6 and Policy M 6.1):

Pedestrian and bike routes that connect activity areas and link the Market Neighborhood with other neighborhoods are identified.

5. Boundary Changes:

- The Market Neighborhood boundary is moved to the middle of Market Street. (See Plan Figure M-1: Market Neighborhood Boundaries Map)
- A Market Street Commercial Corridor Subarea Plan is established to address goals and policies for the commercial district that straddles Market Street. (See Attachments 3 and 4)

6. Parcel Rezones (see rezone map, Attachment 5):

- A rezone of 805 and 815 14th Avenue West from RS 12.5 to RS 8.5 is proposed to make zoning of these properties consistent with the other properties in the area and the existing Comprehensive Plan designation.
- A rezone of the parking lot adjoining 1611 Market Street from RS 7.2 to PR 3.6 is proposed to match the zoning of the parking lot to that of the adjoining property at 1611 Market Street which is under common ownership.

Market Street Commercial Corridor Subarea Plan Highlights (see Attachments 3 and 4)

1. Maintain the development pattern of office and multifamily along the corridor (Plan Goal MS 2 and Policy MS 2.1) :

The vision statement describes the corridor as an attractive, economically healthy area that accommodates neighborhood oriented businesses, office uses and multifamily housing. The commercial uses provide shopping and services for residents of both the Market and Norkirk Neighborhoods. The scale and pattern of development of the corridor are to remain respectful of the adjacent single family neighborhoods.

2. Designate an historic district at the intersection of 7th Avenue and Market Street (Policy MS 2.2 and Figure MS-3):

This district will include all properties in the existing BC zone at the intersection. This area represents the original town center and is still a focal point for Kirkland's history with its remaining 1890's buildings.

3. Do design review for the historic district and possibly for other areas of the corridor (Plan Goal MS 4 and Policy MS 4.2).

Follow-up work on draft regulations for the historic district will be done after the plan is adopted in December. A separate public hearing to solicit comments on potential regulation changes will occur during the first quarter of 2007.

Future Actions

Some of the proposed goals and policies will require implementation through other Planning projects following the adoption of the Market Neighborhood Plan and the Market Street Commercial Corridor Subarea Plan.

MARKET NEIGHBORHOOD PLAN

Historic Context Policy M 1.2: Regulations to implement this policy to preserve historic buildings will be drafted in the first quarter of 2007. The historic inventory that was used to do the initial research on this option was commissioned by the Kirkland Heritage Society in the late 1990's. We will use this or another inventory as the basis of confirming the viability of an historic building. Regulations will need to address the issue of retaining the historic home in perpetuity or some agreed upon length of time, and providing the mechanism to do so. The question of allowing some level of minor alterations in order to ensure that the homeowner has some flexibility to repair and maintain the home will also need to be addressed. We will have to work out details allowing a historic home to be moved within an existing lot in order to accommodate the placement of the home on the newly created lot.

Residential Land Use Policy M 4.2: Regulations to implement this Small Lot Single-Family option will be drafted in the first quarter of 2007. The regulations will need to address the maximum floor area ratio for houses on small lots, constraints such as flagged lots, and a mechanism for ensuring that a small home remains on the small lot in perpetuity.

Transportation Policy M 5.2: This policy highlights the functional role that alleys play in the street system. Some Commissioners are interested in regulations that either require or strongly encourage garages to be placed on alleys in areas that have an alley network. Regulations to implement this policy will be considered with code revisions in 2007.

MARKET STREET COMMERCIAL CORRIDOR SUBAREA PLAN

Urban Design Policy MS 4.2: The Market Street Commercial Corridor is presently made up of three main zones (see Attachment 11). The majority of the corridor is zoned Professional Office Residential (PR) with a density of 3600 square feet per unit. A small section on the south end has a density of 1800 square feet per unit. There is a Neighborhood Business Zone (BN) toward the north end of the corridor on the west side of Market Street. This zone presently contains a small strip mall development. There is also a Community Business Zone (BC) surrounding the historic district at 7th Avenue and Market Street.

Amendments to these existing Market Street Commercial Corridor zones may include new design guidelines, as well as new and revised zoning regulations. Appropriate retail uses for the corridor will also be considered. Other issues may arise once the follow-up work begins.

Public Participation

There is an extensive amount of material in the record for this project since the study of the Market Neighborhood has been going on for over two years. All public comments received since your June 20, 2006 briefing, are attached to this packet as Exhibit B. All Planning Commission meeting minutes are attached as Exhibit C.

Activities

A key element of the neighborhood plan update process has been public involvement activities.

- The initial Market / Norkirk / Highlands (MNH) kickoff meeting at Peter Kirk Elementary School on March 29, 2004 provided an opportunity for the citizens in all three neighborhoods to provide their input to staff on issues they wanted addressed during the update process.
- On June 2, 2004, Market residents were invited to participate in a workshop where their preferences were solicited on key questions affecting the neighborhood based on issues identified at the kick off meeting.
- The Market Working Group was convened from September through November 2004 to provide feedback to planning ideas formulated over the course of the study, based on public input from the workshop and kickoff meetings and from city initiated ideas. Committee members included neighborhood residents and property owners, representatives from the Market Neighborhood Association, and various stakeholders, including the PTSA, a youth representative, an environmental representative, a Chamber of Commerce representative, and business owners, and members of City boards and commissions such as the Heritage Society, Transportation Commission, Parks Board, Senior Council and Cultural Council. Planning Commissioner, Karen Tennyson, chaired the working group.

The Market Working Group attended four meetings on the topics of transportation, housing, land use and private amendment requests, and the Market Street Corridor. A photo survey of the neighborhood to target issues for the update of the Plan was undertaken by the working group to identify strengths and weaknesses of the Market Neighborhood. Member's preferences on neighborhood issues were transmitted to the Planning Commission.

- At their May 2005 public hearing on initial concepts, the Planning Commission considered the working group preferences along with public's input in order to recommend plan preparation.

- The City Council directed changes to the Planning Commission's recommended direction on initial concepts at the Market Neighborhood Plan briefing in August 2005. At the briefing, the Council directed that only one of the private amendment requests, the rezone of the parking lot adjoining 1611 Market Street, should be further considered with the Plan update. Council also requested further study of two city initiated rezones and acknowledged it would be appropriate for the Commission to gather more data on lot sizes and development patterns in the neighborhood.
- After adoption of the Highlands Neighborhood Plan in December 2005, work began once more on the Norkirk and Market Plans. A vision workshop in February was attended by 50 people.
- The Norkirk and Market Working Groups reconvened in March 2006 for a joint tour of innovative housing projects in both Kirkland and elsewhere on the eastside to help determine the acceptance of innovative housing in both neighborhoods.
- Market Neighborhood residents attended the Planning Commission meetings over the course of this plan preparation phase and their input was considered as the draft plans were developed.
- In May, prior to the Council briefing on June 20 and the Planning Commission public hearing on September 14, the working group and Transportation Commission reviewed and recommended revisions to the draft plan.
- In June, The Council directed the Commission to continue studying the various options to address development patterns and lot sizes in the Market neighborhood. They also agreed with the Planning Commission direction to retain the existing PR 3.6 zoning and Comprehensive Plan designation for the properties located at 1230 and 1250 4th Street West.
- Five citizens provided public comment at the September public hearing. There were also three letters received. The Commission subsequently voted to recommend the Market Neighborhood Plan, Market Street Commercial Corridor Plan and 2 rezones that are attached.

Notices

All of these events were open to all members of the public and except for the working group meetings, all were advertised via the *King County Journal* and the City's cable channel, and on large public notice boards in the neighborhood. The *Kirkland Courier's* City Update page featured an article about all three plan updates and advertised the first public hearing. In addition, the City sent out direct mailings to all property owners, neighborhood residents and those residents within 300 feet of the neighborhood's boundary prior to the kickoff meeting, workshop and public hearings.

Prior to the public hearing on September 14, 2006, post card notices were again sent to all property owners, neighborhood residents and those within 300 feet of the neighborhood's boundary and public notice boards were posted on or near each property proposed for rezone. A letter explaining the rationale for the proposed rezones was sent to all property owners and residents within 300 feet of each rezone.

Two hundred and ninety-nine subscribers to the list service for the MNH Neighborhood Plan update project have been kept informed of the status of the MNH neighborhood plans update project. All staff memorandums were available for viewing on-line on the project website. Additionally, the project website advertised the meeting schedule.

cc: File IV-03-27

Attachments:

1. Recommended Market Neighborhood Plan
2. Recommended maps for the Market Neighborhood Plan
3. Recommended Market Street Commercial Corridor Subarea Plan
4. Recommended maps for the Market Street Commercial Corridor Subarea Plan
5. Recommended Map of Rezones
6. Map Market Neighborhood RS 7.2 - Single Family Option
7. Map Market Neighborhood RS 8.5 - Single Family Option
8. Map Market Neighborhood RS 7.2 – Historic Preservation Option
9. Map Market Neighborhood RS 8.5 – Historic Preservation Option
10. Map Market Neighborhood WD - II – Historic Preservation Option
11. Market Street Commercial Corridor Zones

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1. OVERVIEW

The Market Neighborhood is located between Market Street on the east, Lake Washington on the west, Juanita Bay Park on the north and Lake Street West (including Heritage Park) on the south.

The development pattern is well established with single family homes in most of the neighborhood, while commercial and multifamily uses are located along Market Street south of 18th Avenue West.



Figure M-1: Market Neighborhood Boundaries

2. VISION STATEMENT

The historic Market Neighborhood is a friendly, walkable neighborhood along the shores of Lake Washington that is close to downtown Kirkland. Its residents enjoy their proximity to the lake through public view corridors and viewing stations, as well as the park system. Waverly Way near the western boundary of the neighborhood has both pedestrian and bicycle routes which provide beautiful unobstructed views of the Lake. The tree canopy in the neighborhood has been maintained and enhanced and it adds to the neighborhood's natural setting with mature trees and wildlife habitat. The neighborhood's five parks are within walking distance and offer both active and passive recreation for residents. Juanita Bay Park also provides an opportunity for people from the neighborhood, and from the broader community, to observe and enjoy wildlife habitat and open space.

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*July 2006 Annual Independence Day Parade
Crossing Central Way onto Market*

Market Street south of 18th Avenue West accommodates neighborhood oriented businesses and multifamily housing, including living facilities for seniors. The area surrounding the intersection of Market Street and 7th Avenue is a reminder of Kirkland's past with its historic buildings from the 1890's as well as street lights and other improvements that reflect its historic character. This area was to be the original downtown of Kirkland and is still a focal point for the City's history. Well landscaped buffers, appropriate site design and architectural treatments provide a smooth transition between Market Street and the homes in the neighborhood. Market Street provides efficient access to the neighborhood, while still functioning as a principal north/south arterial.

There are a variety of interesting housing styles in the Market neighborhood. Although considerable redevelopment has occurred, the historic homes that remain are valued. Alternative housing options have helped to provide for a changing and diverse population by supplying more housing choices. Streets are safe and attractive for pedestrians, bicycles and cars. The transportation network provides easy access within the neighborhood and to other parts of the City and region.

Market Neighborhood residents take great pleasure in this beautiful place to live.

3. HISTORIC CONTEXT

The Market Neighborhood is one of the most historic in the City of Kirkland and has had a significant role in the development of the City starting in the late 1880's when a majority of land was purchased

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to be part of Peter Kirk's new town. The area west of Market Street was to be a neighborhood based on social principles emerging in England to combine worker and executive housing into one neighborhood. The new Kirkland town center was at the intersection of Market Street and Piccadilly (7th Avenue). This intersection continues to be one of the most historically significant in Kirkland.

Homesteads in the 1870's

The land homesteaded in the 1870's by Andrew and Susannah Nelson and their son Christian Nelson as well as the Cedarmere tract included all of the land from Lake Washington to First Street. The Nelson's were a Danish family who came to Kirkland in 1877. They built a small white frame house on the property at the northeast corner of Market and Central (about where the telephone building is now located).

Kirkland Land and Improvement Company

Between 1888 and 1890, Peter Kirk's Kirkland Land and Improvement Company purchased many of the homesteads to begin the proposed new city which would support the construction of the Steel Mill on Rose Hill near Forbes Lake. In 1890 the original plat prepared by John Kellett, Kirk's engineer, was done with the street layout much as we see it today. In 1889, a number of homes for both workers and administrators were built in the Market Neighborhood although few of the roads were built until years later.

In 1893 the nation-wide depression wiped out Peter Kirk's dream of Kirkland becoming the "Pittsburgh of the West" as the financial backing stopped and the mill closed without ever having produced steel. Very little development occurred in Kirkland until after 1910, but even though times were tough, the citizens voted to incorporate in 1905.

Boom Development 1910 – 1930 - Burke & Farrar:



Peter Kirk Mansion

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One of the most significant eras of development in Kirkland was from 1910 through the 1930's after Burke & Farrar, Seattle developers, purchased Peter Kirk's remaining holdings. Although this era coincided with the national popularity of the Arts and Crafts movement and the construction of bungalow and craftsman styles of homes, the Market Neighborhood was not as impacted by their development as the adjacent Norkirk neighborhood. Burke & Farrar purchased Peter Kirk's Mansion on Waverly Way near 2nd Street West in 1916 and demolished it in order to divide the property into smaller lots.

Change of Street Names:

In the late 1920's the street names defined in the original Kirk Plat were changed to the present name system to facilitate public safety. The street signs installed in 1999 and 2000 reflect the original historic names. Examples of these include: Market Street - a traditional name assigned to the agricultural roads that led from the farms to the market place – in this case, the ferry to Seattle. Waverly Way also retained its original name. Streets reflecting the English roots of Kirk and Kellett included: 5th Avenue West – Bond Street; 8th Avenue West – Regent Street; and 4th Street - Fleet Street. Others were named after States: 17th Avenue West – Oregon Street; and some after Presidents: 7th Street West – Monroe Street.

Schools on the Waverly Site (now Heritage Park)

The Union A High School or Kirkland High School was built in 1922 with the first graduating class in 1923. It served as the high school until 1950 when the new Lake Washington High School was built. The building served as a Junior High after the high school moved. In the early 1970's the older portion of the building was destroyed by fire and demolished. However, the historic terraces remain today in Heritage Park.



The Union A High School

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The junior high school at the northwest end of the site was built in 1932 and demolished by the City in 1987 after being vacant for a number of years. The main entry arch was saved and in 2005 was moved to the corner of Market Street and Waverly Way as the symbolic entry to Heritage Park.

Historic Properties:

The Kirkland Heritage Society utilized a grant from the Kirkland City Council to conduct an inventory of properties meeting established historic criteria in 1999. Over one third of the structures on this citywide inventory are in the Market Neighborhood, with many of them having high priority status. Two buildings in the neighborhood, the Loomis House and Sears Building, are on the National Register of Historic Places.



Right to left: Sears Building at northeast corner of 7th Avenue and Market Street (2006), Sears Building (historic photo), and Loomis House at 304 8th Avenue West

Goal M 1 – Encourage preservation of structures and locations that reflect the neighborhood’s heritage.

Policy M 1.1:

Provide markers and interpretive information at historic sites.

Providing this information will identify these important sites and enable future residents to have a link with the history of the area.

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Policy M 1.2:

Provide incentives to encourage retention of identified buildings of historic significance.

Allow flexibility in lot size requirements for lots that contain historic buildings. This incentive will allow lots containing historic buildings to be subdivided into smaller lots than would otherwise be permitted if the historic buildings meet designated criteria and are preserved on site.

Minimum lot size in this situation would be 5000 square feet in a RS 7.2 zone, 6,000 square feet in a RS 8.5 zone and 7,200 square feet in a Waterfront District II (WD II) zone. This incentive would allow up to two smaller lots, including the one containing the historic building, if the recognized integrity of the historic building were preserved. If additional lots were created by the subdivision, they would have to meet the lot size requirements for the zone.

4. NATURAL ENVIRONMENT

Goal M 2 – Protect and enhance the natural environment.

Policy M 2.1:

Protect and improve water quality and promote fish passage by undertaking measures to protect Lake Washington, wetlands, streams and wildlife corridors.

The Market Neighborhood is located within the Kirkland Slope, Forbes Creek, Moss Bay, and South Juanita Slope drainage basins (Figure M-2). Various Forbes Creek tributaries and wetlands constitute a valuable natural drainage system that flows into Lake Washington through Juanita Bay Park, a high quality ecological area. This drainage system serves the drainage, water quality, wildlife and fish habitat, and open space needs of the northern portion of the neighborhood.

With the exception of Forbes Creek, no wetlands or streams have been mapped or identified in the Market Neighborhood. There is extensive cutthroat trout habitat in the main stem of Forbes Creek downstream of Forbes Lake and known salmonoid locations in Juanita Bay Park.

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Scenic natural areas at Juanita Bay Park

Water quality is an important issue in the Market Neighborhood. Even in areas without significant streams, water from the neighborhood drains to Lake Washington. Pesticide and fertilizer use should be avoided since it can be harmful to the Lake.

Figure M-2: Market Neighborhood Sensitive Areas

Policy M 2.2:

Develop viewpoints and interpretive information around streams and wetlands if protection of the natural features can be reasonably ensured.

Juanita Bay Park provides educational opportunities to help citizens learn about the locations, functions, and needs of sensitive areas and the wildlife that are dependent on these areas. This information helps to protect the park from the potentially negative impacts of nearby development and can increase public appreciation and stewardship. When appropriate, additional interpretive information and viewpoints should be added.

Policy M 2.3:

Protect, enhance and properly manage the urban forest and other vegetation by striving to retain and enhance the tree canopy including street trees, landmark and specimen trees, and groves of trees.

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Juanita Bay Park

In the Market Neighborhood, protecting, enhancing, and retaining healthy trees and vegetation are key values that contribute to the quality of life. Maintenance and preservation of significant trees on developed private property will have a great impact on the overall urban forest.

Trees should be retained and protected whenever there are feasible and prudent alternatives to site development that will allow for their preservation. The tree canopy can also be enhanced through street tree planting and the addition of trees in parks and open space areas.

Policy M 2.4:

Ensure that development is designed to avoid damage to life and property on properties containing high or moderate landslide or erosion hazards areas.

The Market Neighborhood contains areas with steep slopes including medium and high landslide areas along the Lake Washington shoreline. These areas are prone to landslides, which may be triggered by grading operations, land clearing, irrigation, or the load characteristics of buildings on hillsides. Seismic hazard areas are also found along Lake Washington and in Juanita Bay Park (See Figure M-3). These areas have the potential for soil liquefaction and differential ground settlement during a seismic event.

Figure M-3: Market Neighborhood Seismic and Landslide Hazards

Policy M 2.5:

Protect wildlife throughout the neighborhood.

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Red-winged Black Bird

The Market Neighborhood and Juanita Bay Park are home to many forms of wildlife, including bald eagles, beavers, herons, turtles, salmon and many other fish and bird varieties. The neighborhood is fortunate to include the Juanita Bay Park urban wildlife habitat, which is a unique environment within the City. There is also a bald eagle's nest in the northwest portion of the neighborhood. Protection of these special habitat areas is important so that they will be preserved for future generations.

People living in the neighborhood also have opportunities to attract wildlife and improve wildlife habitats on their private property. The City, the Washington Department of Fish and Wildlife, and other organizations and agencies experienced in wildlife habitat restoration can provide assistance and help organize volunteer projects.

5. LAND USE

The Market Neighborhood primarily has a single family residential land use pattern. Retail, commercial, office, multi-family and mixed uses are focused in the Market Street Corridor.

Goal M 3 – Retain neighborhood character while accommodating compatible infill development.

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Policy M 3.1:

Retain the predominantly detached single-family housing style in the core of the Market Neighborhood.



Market is a well-established neighborhood that has predominately low-density (3-6 dwelling units per acre) traditional single-family residential development. The land use transitions from low-density residential to medium-density multi-family and commercial development at the eastern border adjacent to Market Street. Maintaining the eclectic mix of housing styles and sizes is important to the neighborhood's character.

Goal M 4 – Allow alternative residential development options that are compatible with surrounding development.

Policy M.4.1:

Allow a variety of development styles that provide more housing choices in low-density areas.

It is important to encourage the provision of housing infill options for a wide spectrum of households in response to demographic trends. Alternative housing types can provide more choice in meeting changing demographics such as smaller households.

Compatibility with the predominant traditional detached single-family housing style in the neighborhood will determine the acceptance of housing alternatives. Architectural and site design standards to ensure compatibility with adjacent single-family homes are important to successful

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integration of alternative housing into the neighborhood. Styles such as cottage housing, compact single-family homes, zero lot line, common wall homes (attached), accessory dwelling units, and clustered dwellings are appropriate options to serve a diverse population and changing household needs. They may also help to maintain the diversity of housing that characterizes the Market Neighborhood.

Policy M 4.2:

Encourage diversity in size of dwelling units by preserving and/or promoting smaller homes on smaller lots.



Diversity can be achieved by allowing properties to subdivide into lots that are smaller than the minimum lot size allowed in the zone if at least one of the lots contains a small home. This incentive encourages diversity, maintains neighborhood character, and provides more housing choice.

Up to 50% of the lots to be subdivided should be allowed to be smaller than the zoning designation allows if a small home is retained or built on the small lots. The lots containing the small homes should be no less than 5,000 square feet in the RS 7.2 zone and no less than 6,000 square feet in the RS 8.5 zone. The size of the houses would be strictly limited by a reduced floor area ratio and all other zoning regulations would apply. The other 50% of the lots created by the subdivision would have to meet the size requirements for the zone.

MARKET STREET SUBAREA: The Market Neighborhood includes properties along the west side of Market Street. Land Use goals and policies for these properties are addressed in the Market Street Corridor Subarea Plan.

Figure M-4: Market Neighborhood Land Use

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6. TRANSPORTATION

STREETS

The street network in the Market Neighborhood is in a grid pattern. Maintenance of this grid promotes neighborhood mobility and more equitable distribution of traffic on neighborhood streets. The streets that compose this grid network consist of collector and local streets and alleys, with one principal arterial (Market Street) located at the eastern boundary. There are no minor arterials in the Market Neighborhood. Streets are described below and shown on Figure M-5. Traffic is well distributed throughout the neighborhood by the existing street system.

Market Street is a principal arterial that is the most traveled route into and along the eastern border of the neighborhood. Most of Market Street is fully improved with one lane in each direction, and a series of left turn pockets. The street is fully developed with curbs, gutters, sidewalks, a landscape strip and bike lanes. A landscape median provides additional green space while controlling left turn movements. A center turn lane north of the 7th Street West intersection extends to Forbes Creek Drive.

Figure M-5: Market Neighborhood Street Classifications

Collectors: Two streets within the grid network of the Market Neighborhood serve as neighborhood collectors. These streets connect the neighborhood to the arterial system and provide primary access to adjacent uses. Design standards for these streets call for two traffic lanes, a parking lane, curbs, gutters, sidewalks, and landscape strips. These collector streets are listed below and are also shown on Figure M-5.

6th Street West is a collector street from Waverly Way on the west side of the Market Neighborhood to Market Street on the east side. It provides access through the center of the neighborhood.

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View down Waverly Way from 6th Street West.

Waverly Way connects from 6th Street West to Market Street at the south end of the neighborhood. It provides north/south access along the western side of the Market neighborhood.

Neighborhood Access: All of the streets not discussed above are classified as neighborhood access streets. These streets provide access to adjacent residences and connect to collectors or arterials. Full improvements on these streets typically include a travel way, on-street parking, curbs, gutters, sidewalks, and landscape strips. Full improvements do not exist on many of the neighborhood access streets in the Market Neighborhood.

Alleys: Portions of the Market Neighborhood platted in the early part of the 20th century are served by mid-block alleys.

Goal M 5 – Improve mobility for the Market Neighborhood.

Policy M 5.1:

Incorporate measures that will allow for improved access to Market Street during heavy traffic periods without disrupting the general flow of traffic.

Initial research indicates that such issues as pedestrian safety, sight distance problems, short acceleration lanes, speeding, lack of gaps for entry traffic, and transition to a 25 mph zone near the downtown all contribute to general traffic flow problems during peak hours. Possible solutions to the problem include: simplifying intersections; creating gaps in the traffic; and calming or slowing traffic on Market Street. On-going observation and study will be necessary to ensure that Market Street will

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continue to function as a principal arterial while providing efficient access to the Market Neighborhood.

Policy M 5.2:

Maintain the street and alley grid in the Market Neighborhood.

The grid system enhances mobility within the neighborhood. Alleys provide access and service routes for the lots they abut, while the streets provide circulation through the neighborhood. Utilizing alleys minimizes the number of curb cuts needed to serve abutting uses, thus minimizing conflicts with pedestrian and vehicular traffic on the streets.

PEDESTRIAN/BICYCLE CIRCULATION

The existing City of Kirkland Nonmotorized Transportation Plan (NTP) maps most of the bicycle and pedestrian facilities planned for a 10-year horizon. Those projects mapped in the Market Neighborhood Plan not shown in the NTP will be added during periodic updates to the NTP. Figures M-6 and M-7 show the planned bike and pedestrian system for the Market Neighborhood.

City street standards require that all through streets have pedestrian improvements. Generally, these improvements include curbs, gutters, landscape strips, and sidewalks. Pedestrian improvements are usually installed by the developer as new development occurs. Sidewalks can also be installed through the capital improvement budget process in areas that have already been developed.

Bicycles are permitted on all City streets. Bike facilities may include a shared roadway, a designated bike lane with a painted line, or a shared use path for bicycle and pedestrian use. The routes identified for proposed bicycle improvements are shown in Figure M-6.

Goal M 6 – Encourage mobility and the use of nonmotorized transportation by providing improvements for pedestrians and bicyclists.

Policy M 6.1:

Enhance and maintain pedestrian and bicycle infrastructure within the Market Neighborhood, especially on routes to activity nodes (including school walk routes) and adjacent neighborhoods.

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The following routes should be added to the Nonmotorized Transportation Plan. The Capital Improvement budget process prioritizes when routes identified in the NTP will receive funding for improvements.

- 9th Street West – between Market Street and 20th Street across Juanita Bay Park should be improved for both pedestrians and bicycles.
- Waverly Way - should be improved with a sidewalk on the west side of the street. View stations at the unopened street ends at 4th Street West and 5th Street West along Waverly should also be considered.
- 6th Street West – complete a pedestrian sidewalk between 11th Avenue West and Market Street
- 4th Street West – complete a pedestrian sidewalk between 11th Avenue West and Market Street
- 18th Avenue West – complete pedestrian sidewalk along 18th Avenue West to Market Street.
- Lake Avenue West Street End Park – complete a pedestrian pathway across Heritage Park from Waverly Way to the Street End Park.

Figure M-6: Market Neighborhood Bicycle System

Figure M-7: Market Neighborhood Pedestrian System

7. OPEN SPACE/PARKS

There are five publicly owned parks in the Market Neighborhood that provide park and open space amenities. Some parks also protect sensitive and natural areas.

Juanita Bay Park is a 143.8 acre nature park with over ½ mile of waterfront on Lake Washington. The park includes interpretive trails and boardwalks, a public restroom, on-site parking, urban wildlife habitat, wetlands, open lawn areas, interpretive displays, benches and picnic tables.

Kiwanis Park is a 1.8 acre undeveloped waterfront park located in the northern portion of the neighborhood. The park has 450 lineal feet of waterfront on Lake Washington and a trail. The site is heavily wooded with a variety of deciduous and evergreen trees.

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Waverly Beach Park

Waverly Beach Park is a 2.8 acre waterfront park with 490 lineal feet on Lake Washington. It includes a public dock, picnic tables, benches, public restrooms, a children’s playground, an open lawn, on-site parking, hand carried boat launching, a life-guarded swimming beach and fishing. The park is located along the shoreline near the center of the Market Neighborhood.

Heritage Park is a 12 acre community park with two historic landmarks (Heritage Hall and the old Kirkland Junior High archway), interpretive signs, trails, open lawn areas, tennis courts, and on-site parking. The site also provides parking for the downtown boat launch. A phased master plan is in place for the park, and improvements (including a children’s playground) will be completed over time. It is located at the southern end of the Market Neighborhood.

Lake Avenue West Street End Park is a waterfront park located near at the northern end of Heritage Park near 2nd Street West. This small parcel provides access to Lake Washington and scenic views of the Seattle and Bellevue skylines.

Figure M-8: Market Neighborhood Parks and Open Space

Goal M 7 – Ensure adequate park and recreation facilities in the Market Neighborhood.

Policy M 7.1:

Enhance parks within the Market Neighborhood as needed.

Desirable additions to the Market Neighborhood park system include:

- Further development of Heritage Park (over several phases)

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- Development of Kiwanis Park after completion of a park master plan with community input,
- Renovation of Waverly Beach Park, and
- Restoration of wetlands and forested areas of Juanita Bay Park.

Policy M 7.2:

Pursue development of a new neighborhood park where the park level of service is deficient.

The Parks Department has a desired level of service (LOS) identified in the 2001 Comprehensive Park, Recreation, and Open Space Plan for a neighborhood park within a quarter-mile radius of every household. This LOS has not been met in the northern sector of the Market Neighborhood.

8. PUBLIC SERVICES/FACILITIES

Goal M 8 – Provide public and private utility services for the neighborhood.

Policy M 8.1

Provide potable water, sanitary sewers and surface water management facilities to new and existing development in accordance with the Water Comprehensive Plan, the Sanitary Sewer Comprehensive Plan, the Surface Water Master Plan, the Kirkland Municipal Code, and the adopted storm water design requirements.

The City provides water, sewer and surface water service to its citizens. Gas, telephone, internet and cable service are private utilities. All existing homes in the Market Neighborhood are on sanitary sewer service. New development is required to install water and sewer service as a condition of development and also to meet storm water requirements.

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9. URBAN DESIGN

Goal M 9 – Preserve public view corridors within the neighborhood.

Policy M 9.1:

Preserve the public view corridors of Lake Washington, Seattle, and the Olympic Mountains.



*Public view corridor from 7th Avenue West
and 3rd Street West*

The street system provides the Market Neighborhood with a large number of local and regional views. These view corridors that lie within the public domain are valuable for the beauty, sense of orientation, and identity that they provide to the Market Neighborhood.

Policy M 9.2:

Enhance public views through the use of view stations along Waverly Way.

The existing unopened City street ends at 4th Street West and 5th Street West along Waverly Way can be improved as viewing stations for the public. These stations will complement the proposed pedestrian sidewalk along the west side of Waverly Way and the existing bicycle route.

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Goal M 10 – Encourage residential design that builds community.

Policy M 10-1:

Establish development standards that contribute to a vibrant neighborhood.

Building and site design should respond to both the conditions of the site and those of the surrounding neighborhood. A variety of building forms and materials result in homes with their own individual character. Appropriate building setbacks, garage treatments, sidewalks, alley access, and architectural elements such as entry porches help foster a pedestrian orientation and encourage greater interaction between neighbors.

Policy M 10.2:

Encourage appropriate scale for single family development.

Appropriate scale results in the perception that new houses are in proportion to their lots. Setbacks, building mass, lot coverage, landscaping and building height all contribute to houses that successfully fit into the neighborhood.

Figure M-9: Market Neighborhood Urban Design

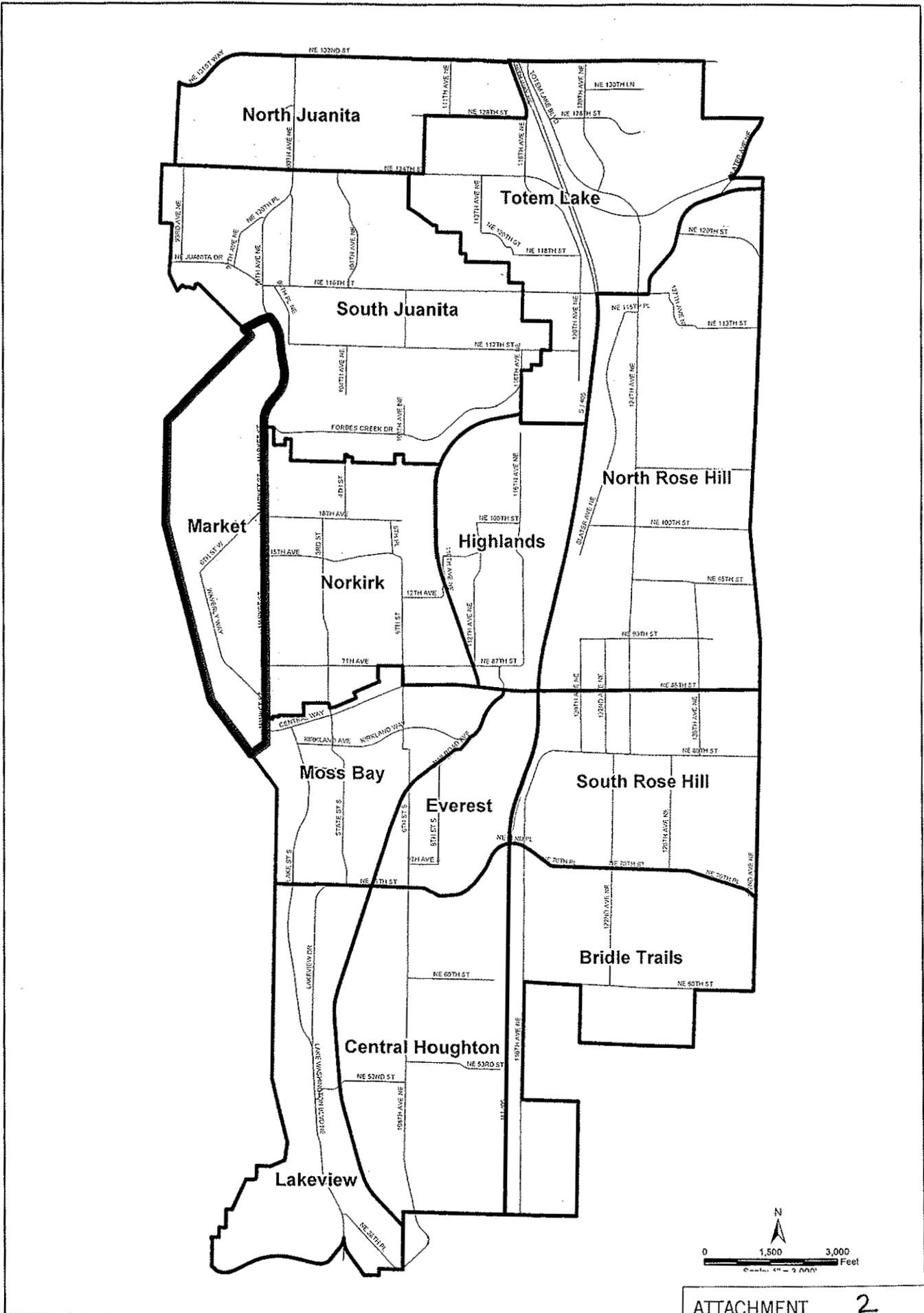


Figure M-1: Market Boundaries

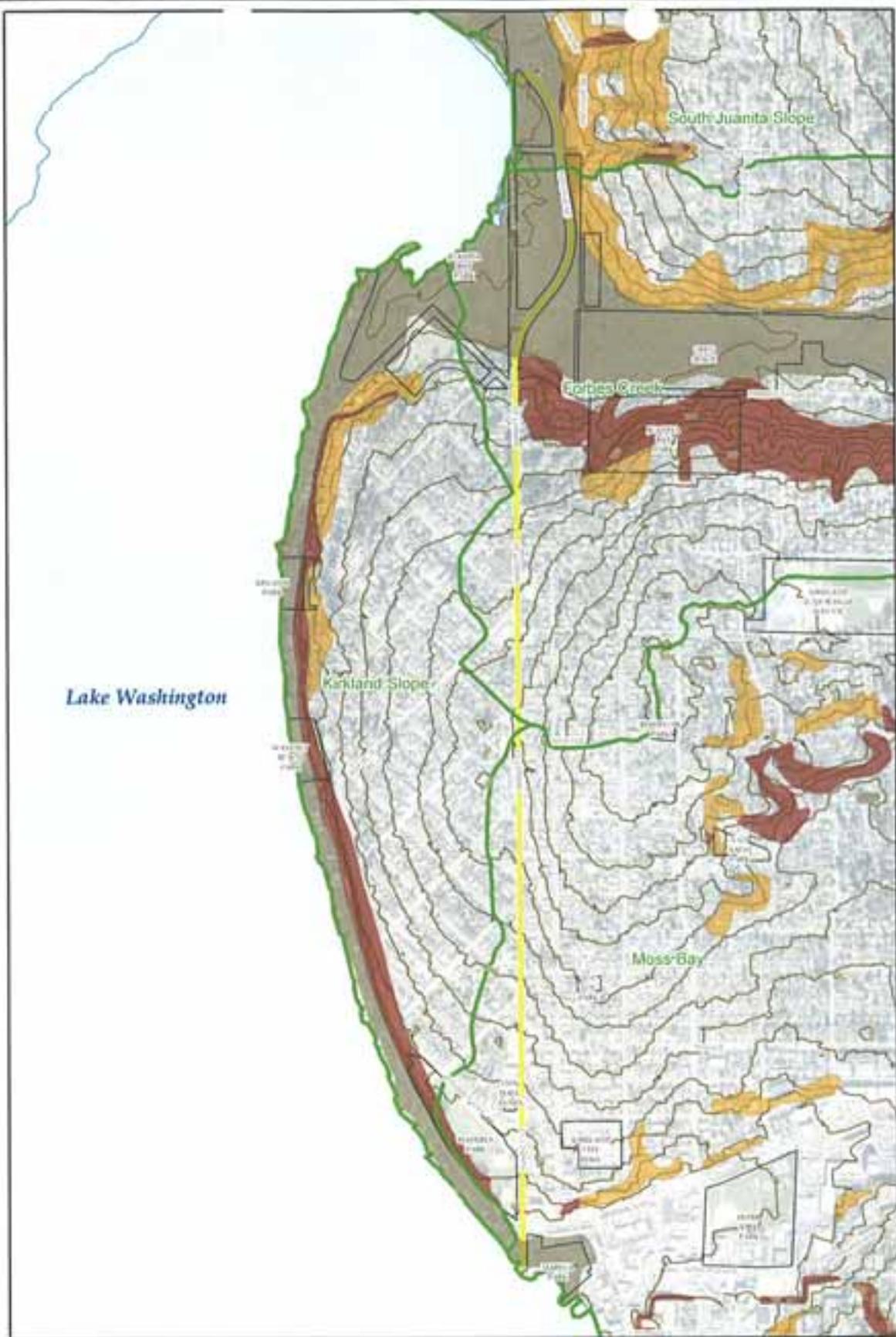
ATTACHMENT 2
 City Council Study 11/21/06



- Legend**
- Known Salmonid Locations
 - Streams in Pipes
 - Open Streams
 - 100-Year Floodplain
 - Wetlands
 - Shoreline of Statewide Significance
 - Drainage Basin Boundaries
 - Selected Public Properties
 - Lakes
 - Proposed Market Neighborhood Boundary



Figure M-2: Market Sensitive Areas

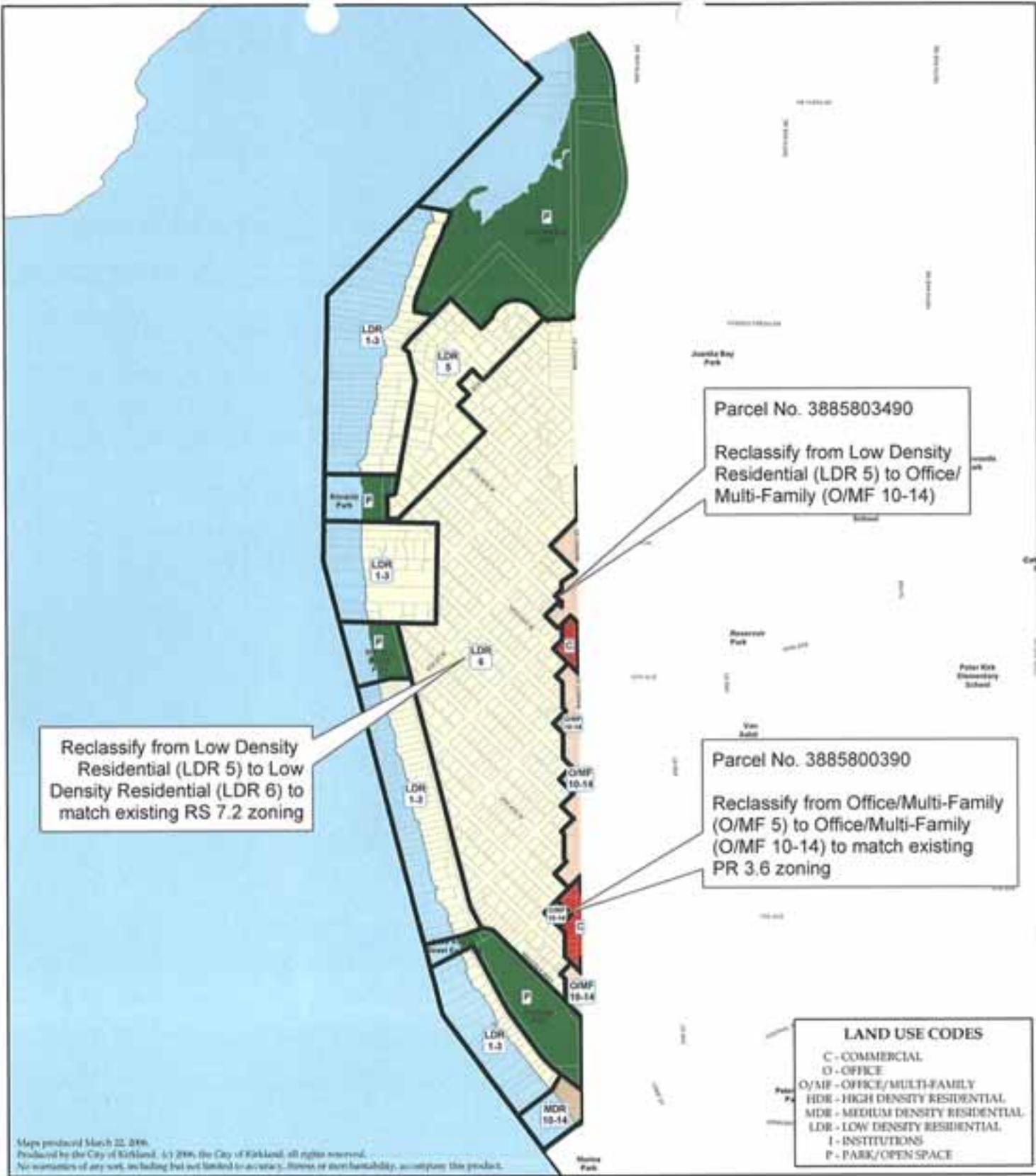


Legend

- Landslide Hazard Area (Medium Hazard)
- Landslide Hazard Area (High Hazard)
- Seismic Hazard Area
- Twenty-Foot Contours
- Drainage Basin Boundaries
- Selected Public Properties
- Lakes
- Proposed Market Neighborhood Boundary



Figure M-3: Market Landslide and Seismic Hazard Areas



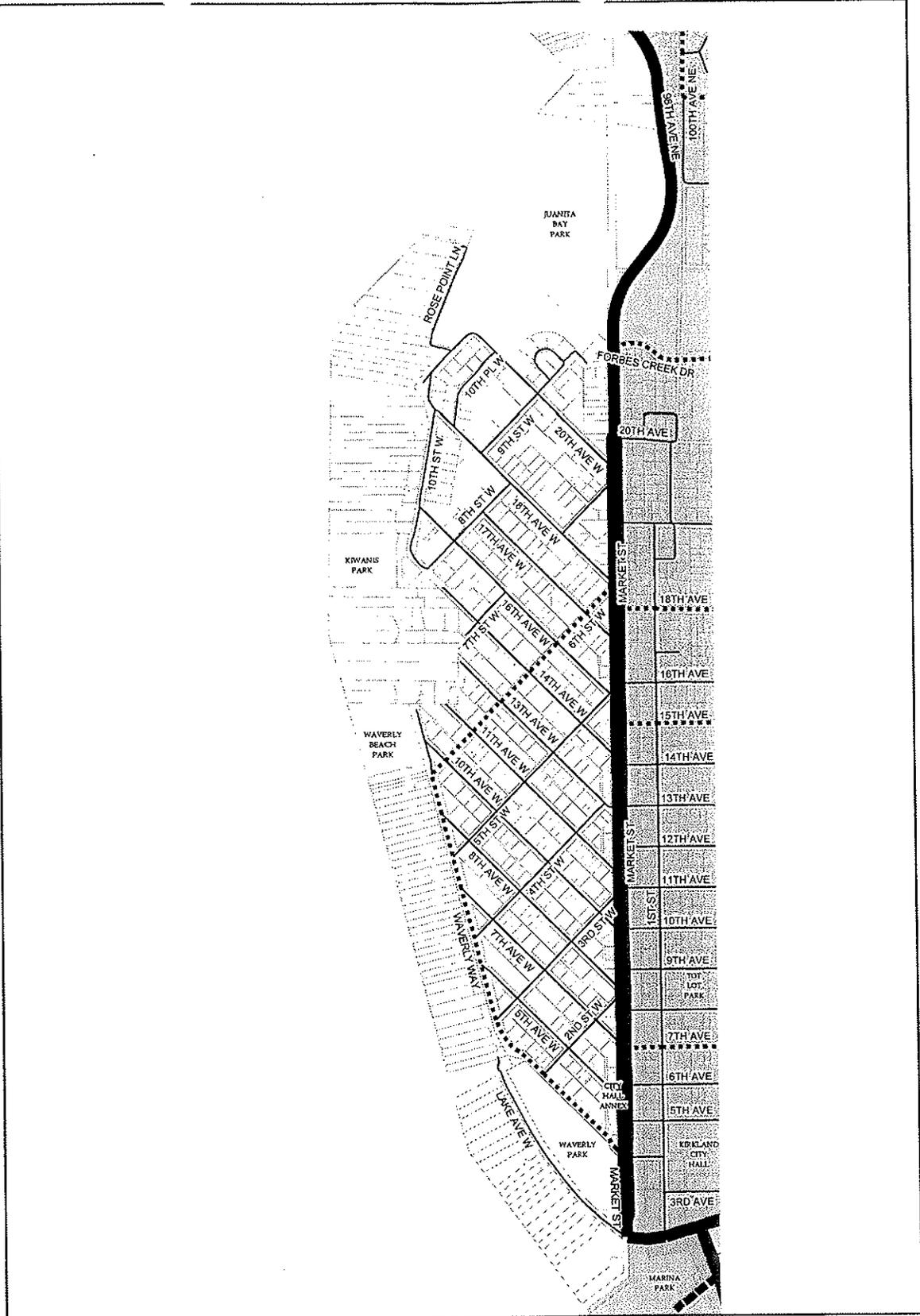
Proposed Changes to Comprehensive Land Use Map & Market Neighborhood Land Use Map

Market Neighborhood Figure M-4: Land Use

ORDINANCE NO. 4024
 ADOPTED by the Kirkland City Council
 December 13, 2005

<p> LAND USE BOUNDARIES</p> <p> SUBAREA BOUNDARY</p> <p> PUBLIC FACILITIES</p>	<p> PARCEL BOUNDARIES</p> <p> LAND USE CODE</p> <p> DENSITY (UNITS/ACRE)</p> <p><small>NOTE: (WHERE NOT SHOWN, NO DENSITY SPECIFIED) *INDICATES CLUSTERED LOW DENSITY</small></p>
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- Legend**
- | | |
|-----------------------------------|----------------------------|
| Functional Classifications | Building Footprints |
| — Neighborhood Access | □ Tax Parcel Boundaries |
| •••• Collector | |
| ■ Minor Arterial | |
| █ Principal Arterial | |

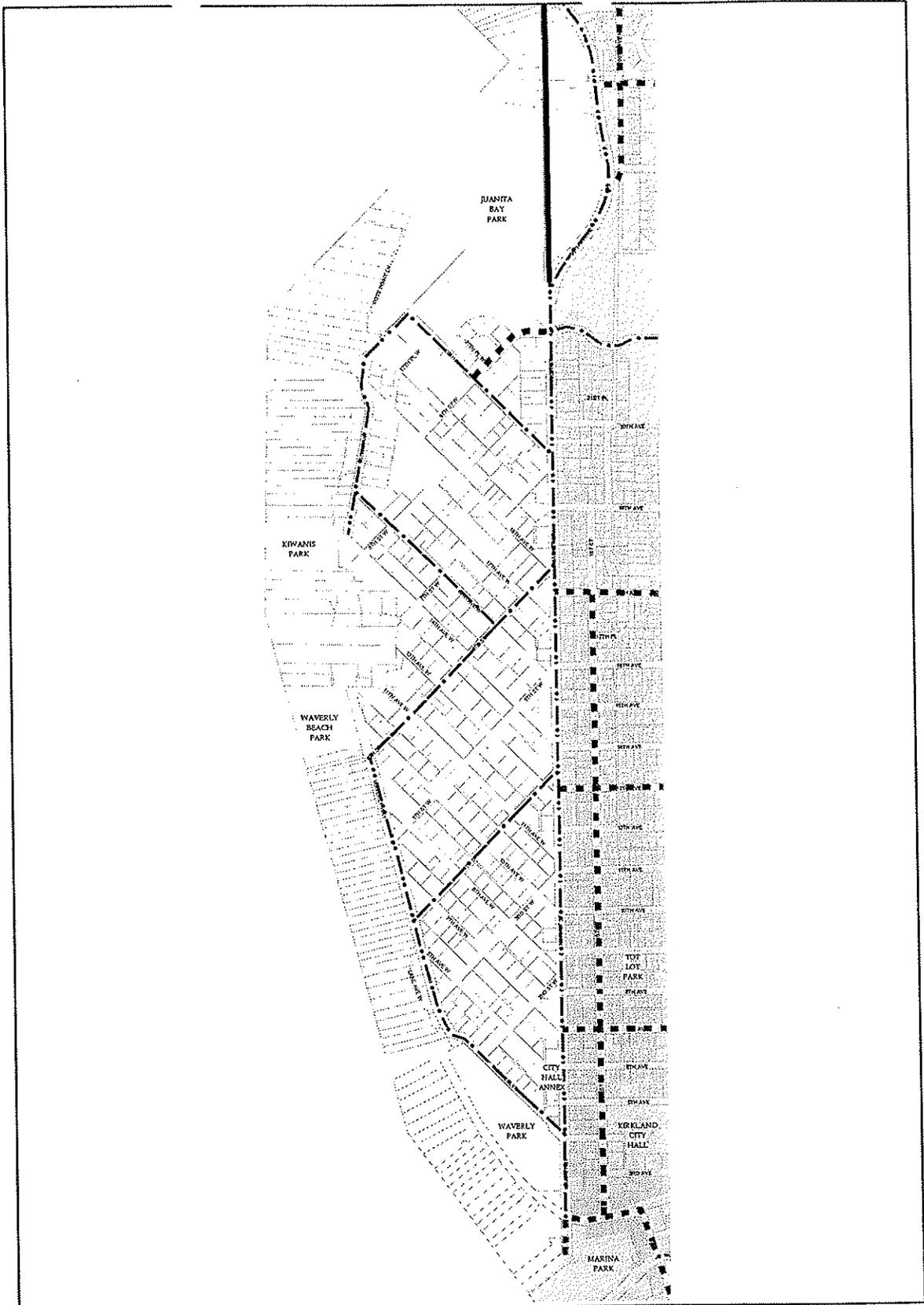
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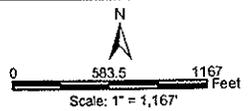
Scale: 1" = 1,175'

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 to accuracy, fitness or merchantability, accompany this product.
 MARKET STREET NEIGHBORHOOD PLAN

Figure M-5: Market Functional Classifications



- Legend**
- Existing Bike System
 - Proposed Bike System
 - Proposed Shared Use Paths
 - Existing Shared use Paths
 - Building Footprints
 - Tax Parcel Boundaries



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Figure M-6: Market Bicycle System

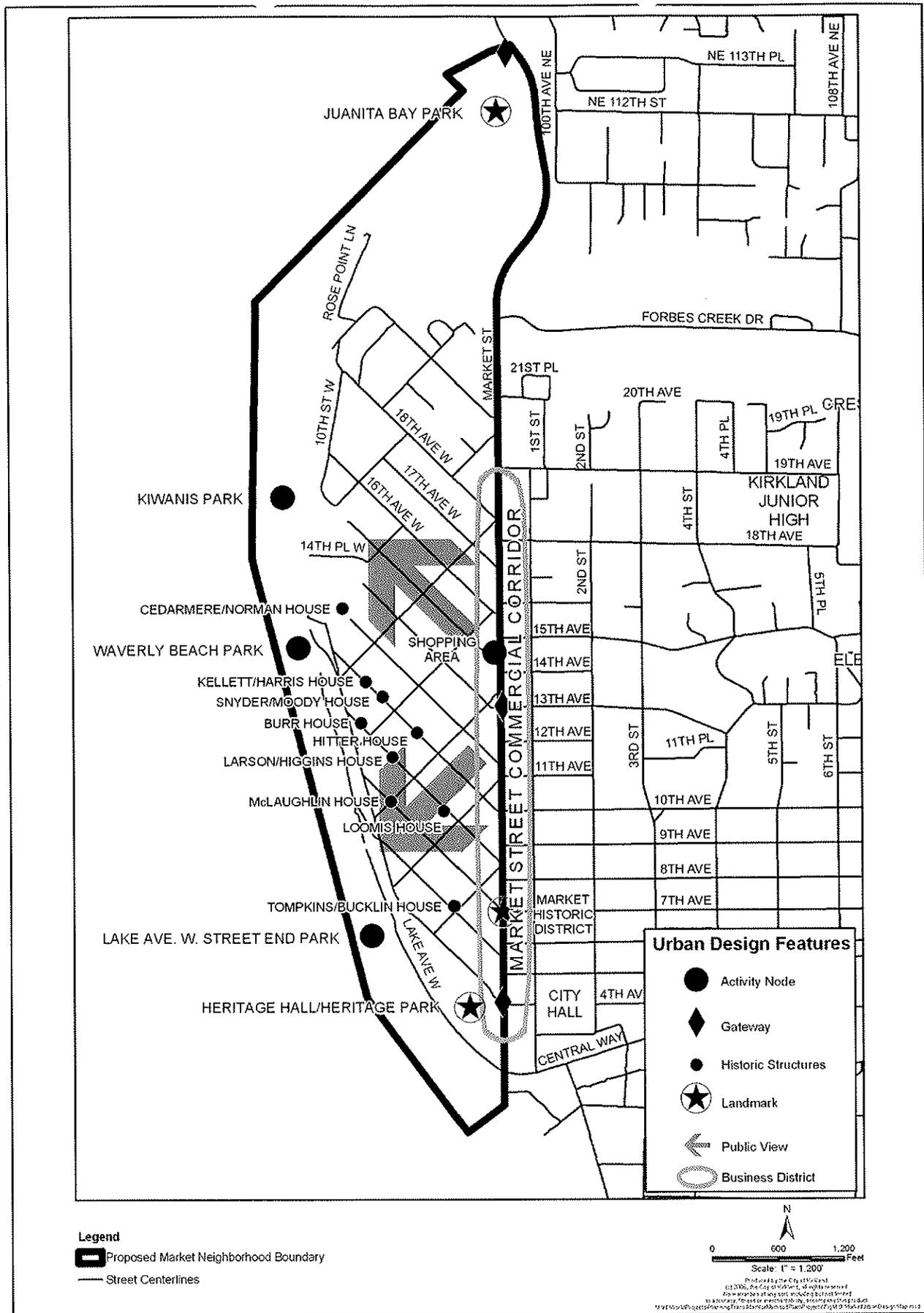


Figure M-9: Market Neighborhood Character/Urban Design

XV.K/L. MARKET STREET COMMERCIAL CORRIDOR SUBAREA

1. OVERVIEW

The Market Street Commercial Corridor Subarea is centered on Market Street. It includes properties along the eastern border of the Market Neighborhood and the western border of the Norkirk Neighborhood. The Market Street Commercial Corridor extends from 19th Avenue on the north to the Central Business District on the south. Market Street has a development pattern that includes a mix of commercial and residential uses and it is recognized as a transportation link serving both regional and local users.

Figure MS -1: Market Street Commercial Corridor Subarea Boundaries

2. VISION STATEMENT

The Market Street Commercial Corridor is an attractive, economically healthy area that accommodates neighborhood oriented businesses, office uses and multifamily housing. The commercial uses provide convenient shopping and services for residents of both the Market and Norkirk Neighborhoods. The corridor is bounded by single family residential neighborhoods to the north, east and west and a vibrant Central Business District to the south. Design of new development along the Corridor incorporates landscaped buffers, site design and architectural treatments that complement and protect the adjacent residential neighborhoods.

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Market Street Commercial Corridor

Market Street provides efficient access to both the Market and Norkirk Neighborhoods, while continuing to function as a principal north/south arterial for local and regional traffic. Bicyclists and pedestrians use the Market Street Commercial Corridor as a connection between the Market and Norkirk Neighborhoods, and to the Central Business District and the region as a whole.

The historic 1890's buildings at the intersection of Market Street and 7th Avenue represent the original town center and are still a focal point for Kirkland's history. This historic district reflects the City's past through both its old and new buildings and its streetscape, including street trees, public seating and street lights.

3. HISTORIC CONTEXT

Between 1888 and 1890, Peter Kirk's Kirkland Land and Improvement Company purchased much of the land that had been homesteaded in the 1870's to begin the proposed new city. This new city was to support the construction of the Steel Mill on Rose Hill near Forbes Lake. The new town center was at the intersection of Market Street and Piccadilly, which is now 7th Avenue. This intersection, with four remaining 1891

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Sears Building at 701 Market Street

brick buildings, three of which are on the National Register of Historic Places, is one of the most historically significant in Kirkland. An alternative street plan was also developed which included a large square at this intersection and a hotel on what is now Heritage Park at the corner of Market and Waverly Way. The cluster of historic properties at the intersection of Market Street and 7th Avenue form an important historical link and entrance to both the Market and Norkirk Neighborhoods.



Goal MS 1 – Encourage preservation of structures and locations that reflect Kirkland’s heritage.

Policy MS 1.1:

Provide incentives to encourage retention of identified buildings of historic significance.

The City should include incentives in the Zoning and Building Codes for maintenance of the historic buildings at the 7th Avenue and Market Street Historic District. These incentives can help to make the maintenance of the historic structures more economically viable.

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*The Peter Kirk Building
620 Market Street*

Policy MS 1.2:

Provide markers and interpretive information for the historic sites located in the historic district at 7th Avenue and Market Street.

Providing this information will identify these important sites and enable future residents to have a link with the history of this significant area of Kirkland.

4. LAND USE

Goal MS 2 – Support a mix of higher intensity uses along the Market Street Commercial Corridor Subarea while minimizing impacts on adjacent residential neighborhoods.

Policy MS 2.1:

Encourage a mix of uses within the Market Street Commercial Corridor that include multifamily and office development, as well as, neighborhood oriented shops and services.

The majority of the corridor is developed with a mixture of small scale multifamily residences at a density of 12 units/acre and office development. It is also appropriate to have other neighborhood businesses interspersed throughout. This scale and pattern of development for the corridor fits well with the adjoining neighborhoods.

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The area south of 6th Avenue and 5th Avenue West acts as a connection between the City's historic district and the Central Business District (CBD). Small scale multifamily and office development are also allowed here, but some of the area is at a higher density than the 12 units/acre allowed north of the Historic District. On the east side of Market Street, multifamily density can go up to 24 units/acre. This helps the area to make a better transition into the CBD.



There is also a node of neighborhood oriented businesses located on the west side of Market Street, north of 14th Avenue West. This small shopping area provides convenient shopping and services for residents in the area. If redevelopment of this site occurs, the buildings and site should be designed so that their appearance blends with the character of the adjoining single family neighborhood. The landscaping can be used to soften and separate the commercial uses on site from the adjoining residential uses.

Policy MS 2.2:

Designate the historic district between 8th Avenue/2nd Street West and 6th Avenue/5th Avenue West as a special planning area of the Corridor.

This area should remain a business commercial zone allowing residential, office and retail uses, and should include special regulations that reinforce the historic nature of the intersection at 7th Avenue and Market Street.

Policy MS 2.3:

Restrict the development of new commercial and multifamily structures to locations within the limited boundaries designated for the Market Street Commercial Corridor Subarea.

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Multifamily and commercial development should remain in designated areas within the Market Street Commercial Corridor Subarea and not extend into the single family residential core of the Market and Norkirk Neighborhoods or beyond 19th Avenue to the north. The slope and alley parallel to the east side of Market Street provides a break between the corridor and the residential core of the Norkirk neighborhood. The break is not as well defined on the west side of the street between the corridor and the Market Neighborhood residential core; however it is generally located adjacent to properties that directly abut Market Street.

Figure MS-2: Market Street Commercial Corridor Subarea Land Use

5. TRANSPORTATION

Market Street is a principal arterial that is the most traveled route into and along the borders of both the Market and Norkirk Neighborhoods. It also plays an important citywide role since it is the only principal arterial west of Interstate 405 between NE 85th Street and NE 116th Street. Most of Market Street is fully improved with one lane in each direction, and a series of left turn pockets. The street is fully developed with curbs, gutters, sidewalks, a landscape strip and bike lanes. A landscape median provides additional green space while controlling left turn movements. A center turn lane north of the 7th Street West intersection extends to Forbes Creek Drive.

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Goal MS 3 – Maintain Market Street as a transportation corridor with a balance among transportation modes.

Policy MS 3.1:

Promote transportation improvements that adequately support the existing and planned land uses in the Market Street Commercial Corridor Subarea and the adjoining neighborhoods.

Transportation improvements should maintain vehicular capacity on Market Street; minimize traffic delays; enhance connectivity between the Market and Norkirk Neighborhoods; and discourage short cuts through the neighborhoods.

Policy MS 3.2:

Improve local access to Market Street from the Norkirk and Market Neighborhood residential areas.

Initial research indicates that such issues as pedestrian safety, sight distance problems, short acceleration lanes, speeding, lack of gaps for entry traffic, and transition to a 25 mph zone near the downtown all contribute to general traffic flow problems, particularly during peak hours. Possible solutions include: simplifying intersections; creating gaps in the traffic; and calming or slowing traffic on Market Street. On-going observation and study will be necessary to ensure that Market Street will continue to function as a principal arterial while providing efficient access to adjacent neighborhoods.

Policy MS 3.3:

Encourage the use of non-motorized transportation modes by providing facilities for pedestrians and bicyclists throughout the Subarea.

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Pedestrian amenities

Pedestrian improvements, including adequate pedestrian crossings between the Market and Norkirk neighborhoods, should be installed at appropriate locations to improve pedestrian safety and enhance the pedestrian environment. The installation of these improvements should be funded by the City and, when appropriate, also required as new development occurs.

Policy MS 3.4:

Work with transit agencies to enhance transit service connecting the Market Street Corridor and the Market and Norkirk Neighborhoods to other areas of the City and region.



Bus Shelter on Market Street

Transit service is an important element of the City's transportation system. Metro Transit serves the Market and Norkirk Neighborhoods with routes along Market Street that

XV.K/L. MARKET STREET COMMERCIAL CORRIDOR SUBAREA

provide service to the Kirkland Transit Center, Downtown Seattle, Totem Lake, Bellevue and other surrounding areas. As automobile traffic increases, alternative modes of transportation become more necessary. The Market Street Commercial Corridor is one of the main north/south connections through the City and is also a main transit route.

6. URBAN DESIGN

Goal MS 4 – Identify and enhance the distinct characteristics of the different sections of the Market Street Commercial Corridor.

Policy MS 4.1:

Maintain and enhance the character of the historic intersection at 7th and Market Streets



Intersection at 7th and Market Street

Existing historic resources should be considered when adjacent structures are being rebuilt or remodeled. The scale and design features of the historic buildings at the intersection of

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Market Street and 7th Avenue should be taken into account when development in that area occurs.

Policy MS 4.2:

Utilize design review to administer building and site design standards in appropriate sections of the Market Street Commercial Corridor Subarea.

Design review is appropriate for the area surrounding the Market Street and 7th Avenue intersection (see Figure MS-3). It can also be a practical tool for other multifamily and commercial development along the corridor. The design review process can be used to review site and building design issues such as building placement, landscaping, and building details, as well as public improvements including sidewalk width and street furniture.

Goal MS 5 – Provide streetscape, gateway and public art improvements that contribute to a sense of identity and enhanced visual quality.

Policy MS 5.1:

Provide streetscape improvements that tie together the various sections of the Market Street Commercial Corridor.



Historic street lights, a consistent street tree plan, and pedestrian seating can all be used to add character and reflect the feeling of the Corridor. The landscape strip on the east side of Market Street adds interest and provides a more secure pedestrian environment. Additional street trees should be considered on the west side of Market Street. The City

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should also consider funding historic street lights within the Historic District and possibly along other areas of the corridor.

Policy MS 5.2:

Construct and improve gateway features at the locations identified in Figure MS-3.

Desired gateway feature locations are indicated on Figure MS -3. Improvements such as landscaping, signs, public art, and other features that identify the neighborhood can be included if they are appropriate for a location. Public investment will be necessary in most instances, but the City can also pursue opportunities to work with private property owners to install gateway features as part of future development.



Goal MS 6 – Provide transitions between low density residential uses within the neighborhoods and the commercial and multifamily residential uses along Market Street.

Policy MS 6.1:

Promote development regulations that address transitions and protect neighborhood character.

The building mass and/or height of the higher density structures should not overwhelm adjoining low-density uses. Landscape buffers should be used to soften and separate uses by creating a transition zone. Some of the existing buildings may also need enhanced landscaping in order to prevent commercial structures from having a negative impact on adjoining residential uses.

Policy MS 6.2:

Establish multifamily building and site design standards that enhance neighborhood compatibility.

Building and site design standards should address issues such as building placement on the site; site access and on-site circulation by vehicles and pedestrians; building scale; site lighting; landscaping (including that for parking lots); signs; preservation of existing vegetation; and buffers between multi-family developments and single-family housing.

Policy MS 6.3:

Orient commercial uses toward Market Street.

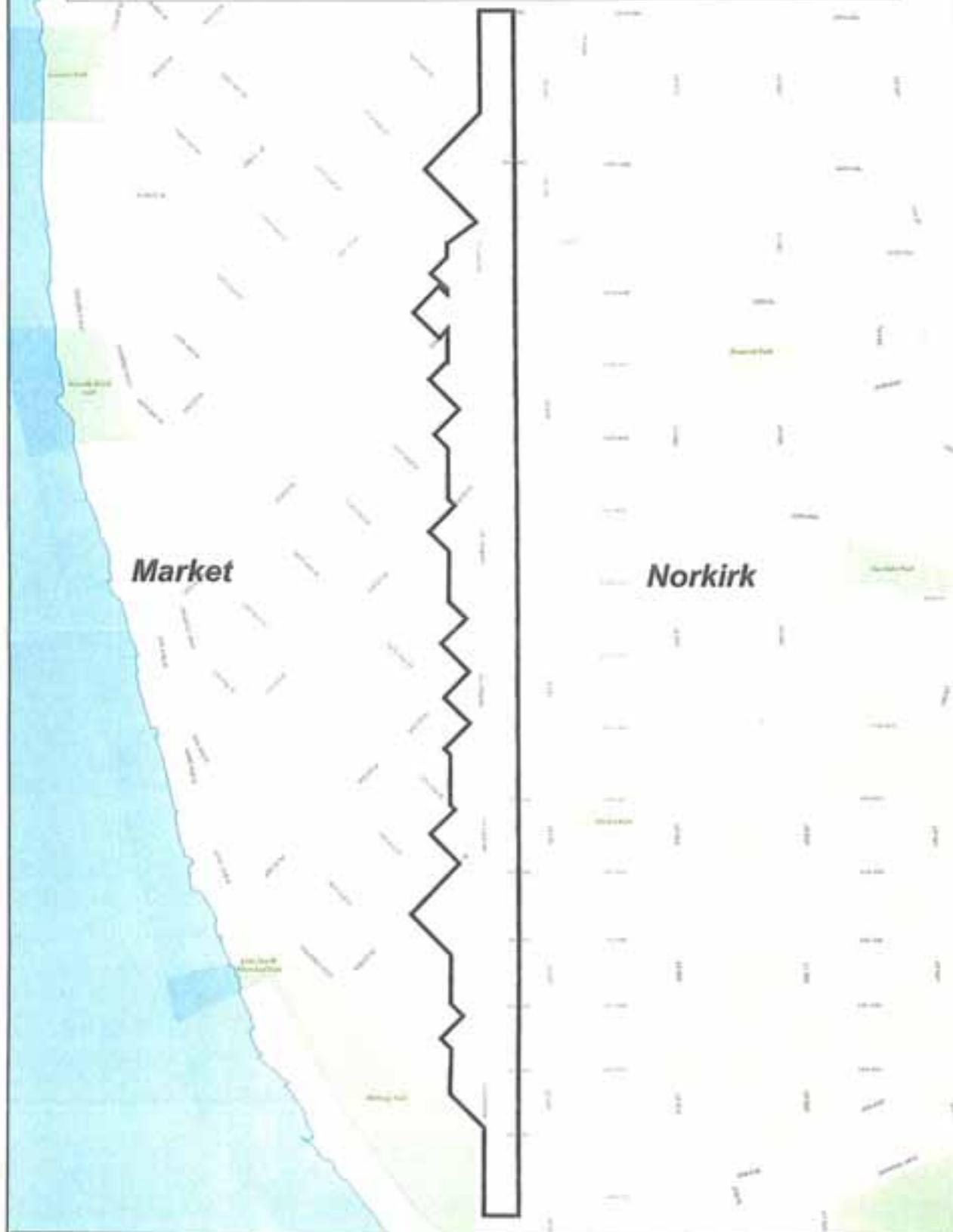
XV.K/L. MARKET STREET COMMERCIAL CORRIDOR SUBAREA



Commercial development which is oriented toward Market Street will have less impact on the adjacent low-density residential areas in the surrounding neighborhoods.

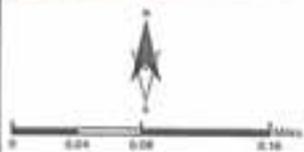
Figure MS-3: Market Street Commercial Corridor Subarea
Urban Design

Market Street Corridor - Subarea Boundaries Figure MS-1



Market

Norkirk



ATTACHMENT 4
City Council Study 11/21/06



Market Street Commercial Corridor

Figure MS 2: Proposed Land Use Map



- Commercial
- Industrial
- Light Manufacturing Park
- Office
- Office/Multi-Family
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space

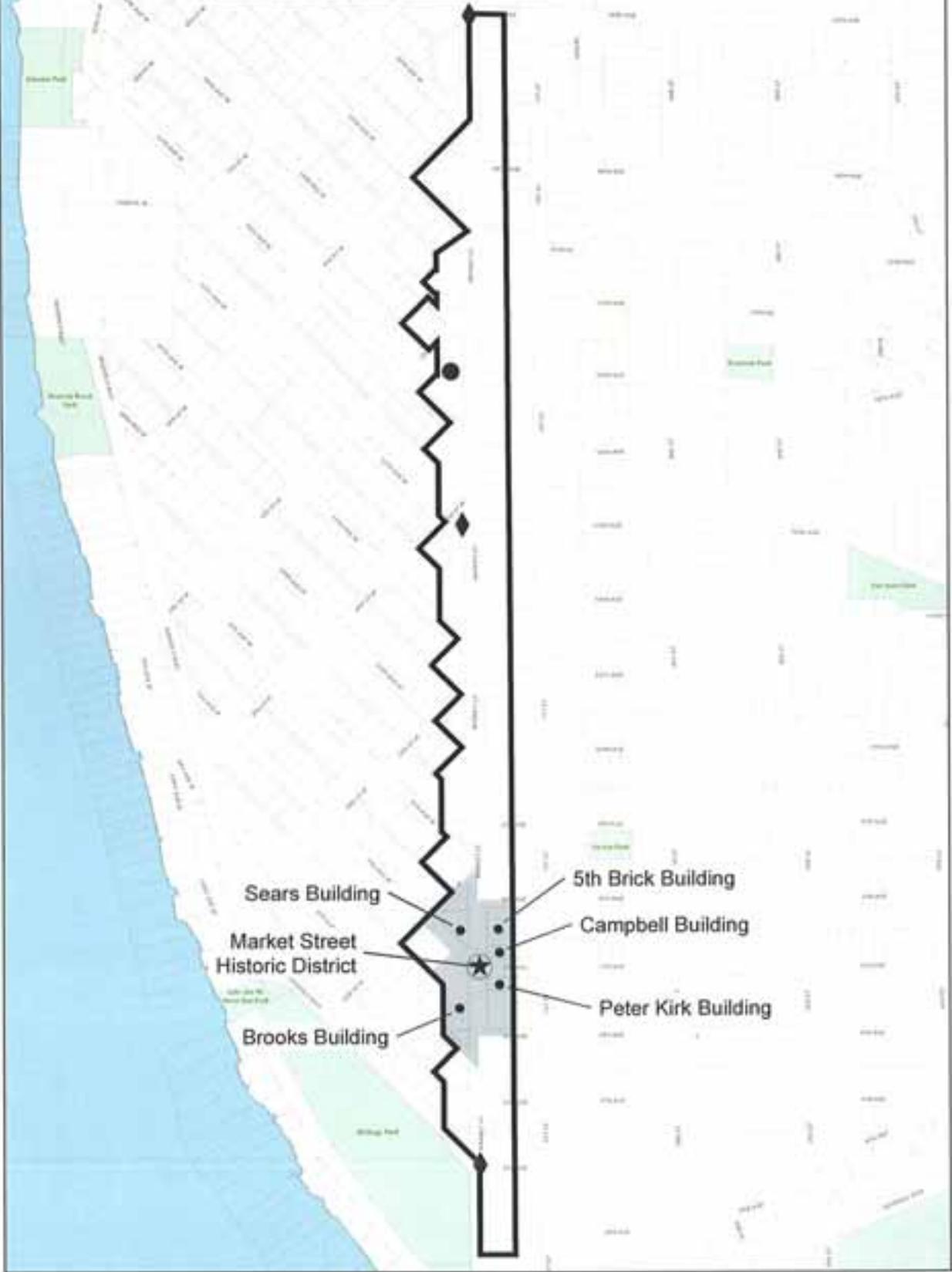
LAND USE CODES	
C	COMMERCIAL
IF	INDUSTRIAL
O/MF	OFFICE/MULTI-FAMILY
HR	HIGH DENSITY RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
LR	LOW DENSITY RESIDENTIAL
I	INSTITUTIONS
P	PARK/OPEN SPACE

LR	LAND USE CODE
P	DENSITY (UNITS/ACRE)
100	100
200	200
300	300
400	400
500	500

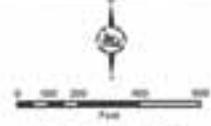
Scale: 0 100 200 300 400 500 Feet

Map produced August 26, 2010
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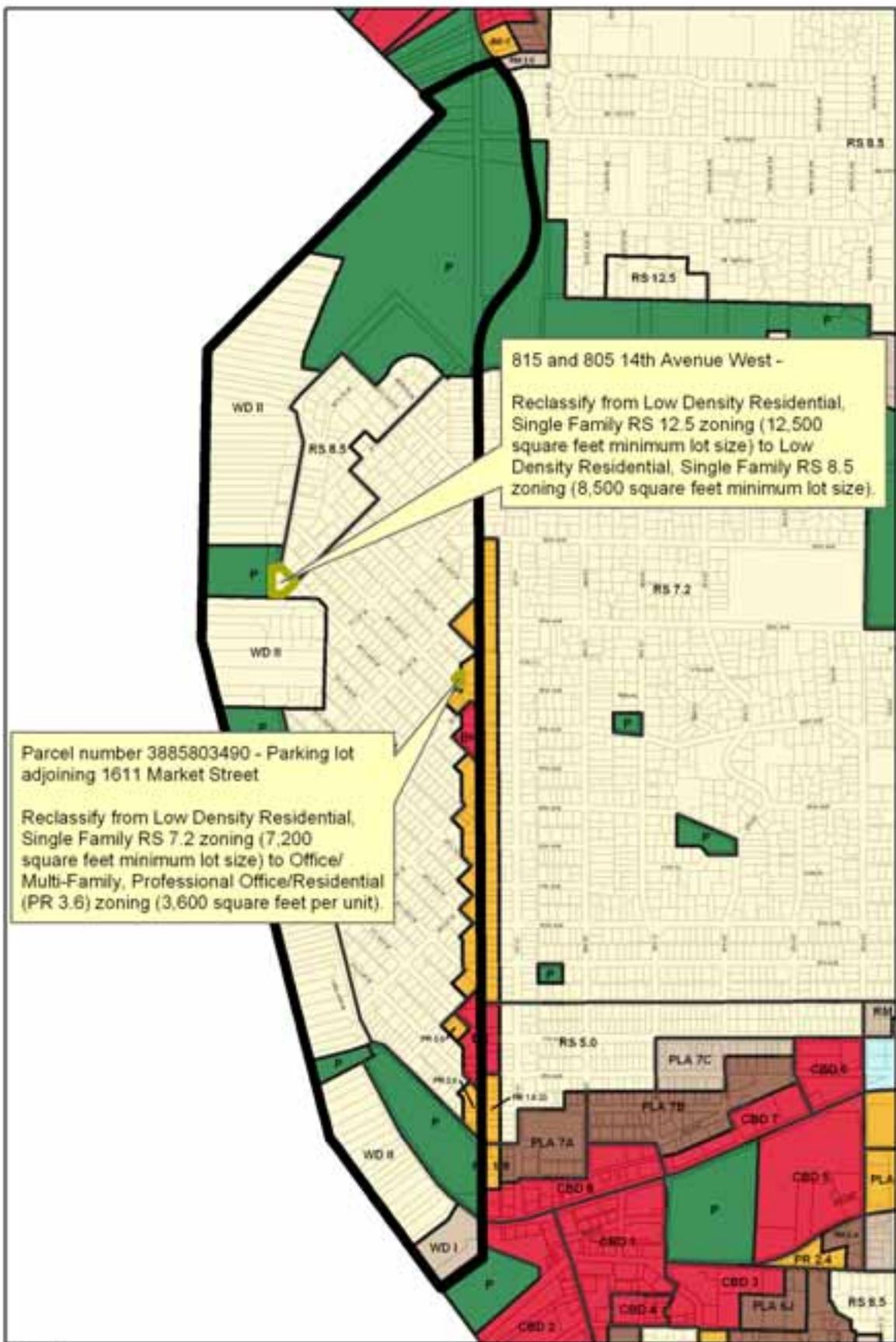
**Market Street Commercial Corridor
Figure MS 3: Urban Design**



- Activity Node
- Historic Structure
- ★ Landmark
- ◆ Gateway
- Market Street Historic District
- Market Street Commercial Corridor



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Legend

- | | | |
|--------------------------|----------------------------|--|
| Commercial | Medium Density Residential | Proposed Norkirk Neighborhood Boundary |
| Industrial | Low Density Residential | Tax Parcel Boundaries |
| Light Manufacturing Park | Institutions | |
| Office | Park/Open Space | |
| High Density Residential | | |



Proposed Changes to Kirkland Zoning Map

Market Neighborhood Small Lot Single Family Option Lots Between 12,200 SF and 13,319 SF in RS 7.2 Zone



Legend

- Potential Market Boundary
- RS7.2 zoning area
- tax_parcel
- Market_parcel
- Market_RS72_12200-13319sf^{7.2}



Note:

1. There are 10 lots that have potential for subdivision under the small lot single family option.
2. Lots that have the potential for subdivision under current subdivision flexibility standard are at least 13,320 square feet in area (14,400 SF minus 15% of 7,200 SF)



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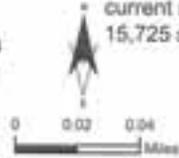
**Market Neighborhood Small Single Family Option
Undersized Lots Between 14,500 SF and 15,725 SF
in RS 8.5 Zone**



- Legend**
- Potential Market Boundary
 - RS 8.5 Zoning
 - Market neighborhood area
 - Market 14500-15725sf 1,2

Note:

1. There are 6 lots that have potential for subdivision under the small lot single family option.
2. Lots that have the potential for subdivision under current subdivision flexibility standards are at least 15,725 sq. ft. in area (17,000 sq. ft. minus 15% of 8,500 sq. ft.)



City of Portland
2014
City of Portland Planning Bureau
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2014



Market Neighborhood Historic Preservation Option Historic Buildings on Lots Between 10,000 SF and 13,319 SF In RS 7.2 Zone



Legend

- Potential Market Boundary
- RS 7.2 zoning area
- Market 12,000-13,319sf with Historic Structure¹
- Market 10,000-11,999sf with Historic Structure

Historic Significance CATEGORY

- A** Most Significant²
- B** Significant³
- C** Notable⁴

1. Lots that have the potential for subdivision under current subdivision feasibility standards are at least 12,500 square feet in area (14,400 SF minus 10% of 7,200 SF)
2. **A** Most Significant
These buildings are architecturally intact, or have considerable significance through association with people or events important in Kirkland's history. They either are on, or are eligible for listing on the National Register of Historic Places, State Heritage Register, or King County Landmark designation. (4 buildings)
3. **B** Significant
These buildings have been altered slightly but substantially retain their original character. (2 buildings)
4. **C** Notable
These buildings have been altered considerably, but their original character is still apparent. This could include, for example, a building that has been moved but retains its character, a compatible addition, or changes to windows on the sides or rear. (2 buildings)

Kirkland, WA
City of Kirkland
10000 1st Avenue, Kirkland, WA 98033
Phone: 425.822.1000
www.kirklandwa.gov

**Market Neighborhood
Historic Preservation Option
Historic Buildings on Lots 12,000 SF - 15,725 SF
In RS 8.5 Zone**



Legend

- Potential Market Boundary
- RS8.5 Zoning
- RS85_Boundary
- MarketRS 8.5_12000-14200 SF

Historic Significance

- Significant¹

Note
1. B. Significant
These buildings have been altered slightly but substantially retain their original character. (1 building)

0 0.05 0.10 0.15 Miles

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Market Neighborhood Historic Preservation Option Historic Buildings on Lots Between 14,400 - 23,125 SF In WDII Zone

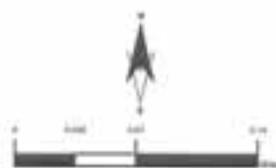


Legend

- Potential Market Boundary
- Market/WDII-14400-18988sf
- Market/WDII-20000-23125sf
- WDII zoning area
- Market neighborhood area

HISTORIC SIGNIFICANCE CATEGORY

- A** Most Significant¹
- C** Significant²



Notes:

1. Lots that have the potential for subdivision under current subdivision flexibility standards are at least 25,000 square feet in area (25,000 square feet minus 10% of 12,500 square feet).
2. **A. Most Significant**
These buildings are exceptionally well-preserved and have considerable significance through association with people or events important to the community's history. They either sit on or are eligible for listing on the National Register of Historic Places, State Heritage Register, or King County Landmark designation. (1 building)
3. **C. Notable**
These buildings have been altered considerably, but their original character is still apparent. The structure includes, but is not limited to, a building that has been moved for repairs to structural, a complete addition, or changes to windows on the sides or rear of building.



Market Street Corridor Proposed Zoning Map



Legend

Market neighbourhood area	BC	PR 1.8
tax parcel	BN	PR 3.6
park		
river		
hydro_lines		

Scale: 0 0.0075 0.015 0.03 Miles

ATTACHMENT 11
City Council Study 11/21/06

Angela Ruggeri

From: b.johnson.f@comcast.net
Sent: Sunday, June 11, 2006 7:38 PM
To: Angela Ruggeri
Cc: Hal Johnson
Subject: request zoning change
Attachments: LtrPlanningCommission-12June.doc

Angela -

My husband, Hal Johnson, spoke with you last week regarding the possibility of a zoning change for 545 17th Ave West. You had very kindly offered to deliver the request letter since the Planning Commission meets this week. Thank you for that - the letter is attached.

Thank you also for the time you spent answering our questions, and please let me know if there is anything further that we might do.

Regards,
Barbara Johnson Fresne
972.862.7973
P.O. Box 260885
Plano TX 75026

EXHIBIT B
City Council Study 11/21/06

June 10, 2006

Re: 545 17th Avenue West, Parcel 3885803395

To the City of Kirkland Planning Commission:

I am writing in request to change the zoning to multi-family for this lot owned by me since 1992.

This is a reasonable change because:

- There has been multi-family and mixed use already established on the both sides of Market, as well as on many of the smaller streets in the immediate vicinity of this property, which are also properties adjacent to and west of Market.
- There is no traffic impact to 17th Avenue West because the lot abuts Market directly. Currently, the existing house is accessed as it was when built, from 17th Avenue West immediately off Market Street, which eliminates any added impact to traffic for 17th Avenue West. In addition, the already existing back alley provides alternative access to the property.
- The property is at the highest point of 17th Avenue West. An expanded structure would not affect any sightline.

My understanding is that existing zoning allows an owner-occupied second structure not exceeding 800 sq. ft., based on the size of this lot. I would like to request a waiver for the residency requirement, and would like to request that a second structure can be larger than 800 sq. ft. if in compliance with density codes already established on both sides of Market Street.

Thank you for your consideration of my requests, and I look forward to your reply.

Barbara Johnson Fresne

P.O. Box 260885
Plano TX 75026
972.862.7973
b.johnson.f@comcast.net

c: Hal Johnson

To: Kirkland Planning Commission
Attn: Angela Ruggieri
From: Chelsea Shanks
815 18 Ave W
Kirkland WA 98033
Date September 6, 2006

RECEIVED

SEP - 6 2006

AM PM
PLANNING DEPARTMENT
BY _____

I am submitting my comments for the meeting to be held on September 14, 2006.

I have attended several meetings over the last couple of years and verbally presented my viewpoints on the current zoning of my property.

Current 8.5 zoning prohibits me from subdividing my 15,600 square foot lot. I am less than a foot short with the allowed 10-15% reduction.

Several years ago all properties were zoned 12.5 & at that time all could have been rezoned to 7.2. Less than 10% of the properties were designated 8.5. My property is directly across the street from 7.2 and is zoned 8.5.

Consideration is being given the Norkirk neighborhood (East of Market) for rezoning a section to equalize the same issues discussed above. i.e. - larger lots not divisible & across

the street from divided properties presently containing large homes. That zoning if allowed would be less than 7.2 but justified because of a distinct pattern that is lacking West of Market.

In summary, I feel the proposed housing diversity in zones 7.2 and 8.5 West of Market is an attempt for equalization and fairness and should be granted. It could offer choices for a small number of property owners - it would not necessarily be utilized.

Thank you for the opportunity to again present my request.

Angela Ruggeri

From: Brian Tucker ~~brian.tucker@cityofmpls.com~~
Sent: Tuesday, September 12, 2006 2:15 PM
To: Angela Ruggeri
Subject: Written comments for Market Neighborhood Plan

Dear Ms. Ruggeri-

The following are formal comments I would like the Staff, Planning Commission, and City Council to review for changes to the Market Neighborhood Plan being considered at the October 12, 2006 Planning Commission meeting. Please also feel free to read these into the Public Hearing minutes on September 14, 2006. Given the detailed nature of them, they will be better understood in written form rather than from oral testimony on September 14 at the Public Hearing.

1) Policy M 1.2 (re: Historic Properties):

Similar to Policy M 4.2 ("Small Homes"), please add to Policy M 1.2 "The size of the houses would be strictly limited by a reduced floor area ratio and all other zoning regulations would apply." Also please add some language which would require (not just encourage) the current and future owners of the Historic Properties to preserve the current structure(s) in their current form (height, overall volume, F.A.R and location on the lot) indefinitely if they are granted the opportunity to subdivide into the smaller lot sizes. Finally, there should also be a requirement that if, for any reason, the historic structure is destroyed, that any replacement structures cannot exceed the overall size (height, overall volume and F.A.R.) of the original Historic Structure(s).

My reasoning behind these requests is that I do not believe all of the buildings which are identified in Attachment 7 (Historic Buildings in the RS7.2 Zone) are of "historic" value, other than they are older and on a larger lot. Many are ripe for demolition and development even within the current zoning regulations. Absent criteria other than age and size, I would question why they have historical significance. On the other hand, if these buildings' preservation is indeed serving a public good, I would like to assure that developers do not take advantage of the holes in the policy which I attempt to "plug" with my above suggestions. Absent a wholesale zoning change requiring preservation and the current single lots (which I am not advocating), the City is attempting to create an incentive to preserve some of the smaller and older homes in the neighborhood. My suggestions create what I believe is a fair trade between owners and the public good, and if an owner does not want to take advantage of it, they can always keep the existing single lot intact and develop within the current zoning regulations.

2) Policy M 4.2 (re: Small Homes):

Similar to my comments and reasoning above, please add to Policy M 4.2 language which would require (not just encourage) current and future owners of current small homes which are to be retained to preserve the current structure(s) in their current form (height, overall volume, F.A.R and location on the lot) indefinitely if they are granted the opportunity to subdivide into the smaller lot sizes. Finally, there should also be a requirement that if, for any reason, the current small home is destroyed, that any replacement structures cannot exceed the overall size (height, overall volume and F.A.R.) of the current small home(s).

As with my first comment, I am hoping to plug potential holes I see in the policy.

For both of the above comments, I realize the details of the policy and other zoning changes will be further discussed and defined next year. However, since the proposed Market Plan is opening the door to the intentions of the Plan, I believe it would be appropriate to define the outlines and boundaries of these new policies now rather than later.

3) Policy M 6.1 (re: Ped and Bike infrastructure)

I believe a typographical error is made re: 4th Street West. Currently, sidewalks are in place from Waverly Way to the alley between 11th Ave W and 13th Ave W. This section should be changed to state "...between 11th Avenue West..." instead of "...between 10th Avenue West..." This is consistent with Figure M-7, which shows the existing sidewalks.

9/12/2006

4) Figure M-7 (Market Pedestrian System)

Please add the "Proposed Sidewalks/Walkways" for 4th Street West described in Policy M 6.1 to this Figure. Given that the lots at 1230 and 1250 4th Street West are slated for rezone and development, these should be identified in the Plan to have consistency in all references to them.

Thank you for your consideration of these changes.

Brian Tucker
442 13th Avenue West

Angela Ruggeri

From: RLSTYLE@aol.com
Sent: Monday, October 09, 2006 2:49 PM
To: Angela Ruggeri
Subject: Transportation LOS on Market

Market Street is a major arterial and should function as such. It should be at least 4 lanes. The neighborhood is part of the city and the city part of the county. Market Street should be part of the regional traffic solutions and not the cause of traffic problems. Most of those living in the neighborhood realized that Market Street was an arterial when they moved there. Staff has been negligent in informing neighborhoods as to the difference between residential, collector, and arterial streets thereby creating false hopes and desires of those living there trying to reduce traffic. Traffic will not diminish. Again, Market Street is a Major Arterial and should function as such. If not, the city is failing in it's regional responsibilities.

Bob Style

Mark and Kaley Linton
1825 9th St West
Kirkland WA 98033

October 3rd, 2006

RECEIVED

OCT 11 2006

AM _____ PM _____
PLANNING DEPARTMENT
BY _____

To: Kirkland Planning Committee
Attn: Angela Ruggeri, Senior Planner
123 Fifth Avenue
Kirkland WA 98033

Subject: Opposition to the 'Small Lot Single Family Option' draft plan

I am writing to formally register my concern and opposition to the draft plan discussed at the Planning Commission meeting held on September 7th 2006 regarding the Small Lot Single Family Option proposed zoning change.

Specifically, our home is next door to one of the lots proposed for this variance in zoning - 1835 9th St West (as referred to in attachment no. 11 of the meeting notes).

I attended the meeting on September 7th and spoke during the public comments section. Upon reflecting on the proposed zoning changes, I wanted to formally voice my objection and voice the specific areas of concern I have to this proposal in writing. I thank the Planning Committee for promoting discussion of the draft changes at the meeting and consulting the community – and I hope that you will take my concerns into consideration before moving forward on this proposal.

Upon detailed review of the stated objectives of this *Small Lot Option* draft plan, I feel that proposal won't achieve the goals set forth and is simply not in the best interests of our community. Let me elaborate on my concerns:

"The purpose of the Small Lot Single Family Option is to provide an incentive to preserve existing homes that are presumably more affordable".... (page 3 of 8)

The strong market appreciation over the past years in the Kirkland and greater King County property market has resulted in very high prices for our West of Market area. As a result, simply getting into the neighborhood is a very expensive exercise for most purchasers. However I do not believe that through subdivision and likely subsequent development of new, smaller homes that we will truly see "affordable" homes introduced into the neighborhood. There are 2 reasons why:

1. The fact that already completed, "smaller" homes are being sold at very expensive prices in / next to our neighborhood (a case in point is the new townhouses for sale at 1836 Market Street that are being marketed and sold at nearly \$900,000 each – hardly 'more affordable', and bear in mind that these are townhouses, not freestanding homes, located on our major arterial road).

2. Developers are buying blocks of land for typically \$600,000+ each in the neighborhood, meaning that with the addition of buildings and improvements, the economic realities are that they are unlikely to be described as "affordable" homes when eventually placed on the market for sale.

I do not feel that this proposed plan, if introduced, would provide more affordable housing for new residents to the area.

"Encourage diversity in size of dwelling units by preserving and or promoting smaller homes on smaller lots".... (page 8, Attachment 1)

It is my opinion that this variance will not encourage "diversity" in our neighborhood. The reality today is that all over the streets of West of Market (and elsewhere in Kirkland), a small handful of developers are rapidly changing the feel and charm of the neighborhood by developing imposingly designed & built houses with exteriors / plans that are either the same or very similar to other houses in the immediate vicinity, in some cases multiple houses in a row.

"... maintains neighborhood character and provides more housing choice".... (page 8, Attachment 1)

West of Market has plenty of existing, smaller sized, older homes that have wonderful charm and character, and are often more affordable than the newly constructed homes being marketed.

Zoning laws as they stand today exist for a reason - and I feel that they should not be changed without a clear and logical reason to do so. I feel strongly that this proposal is being based upon reasoning that is not realistic. The objectives of the draft plan simply contradict what we all see happening today in our area. If this proposal were to proceed, I feel that our neighborhood would have more density and traffic, less diversity of design and character, and would become no more affordable for families looking to move into the neighborhood.

Thank you for taking my viewpoint into consideration and thank you again for the effort to hear and respond to the community's feedback.

Sincerely



Mark Linton

KIRKLAND PLANNING COMMISSION MEETING MINUTES – FEBRUARY 26, 2004

Amended 4/8/04

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m. by Chair Tom Hodgson. Members Present: Matt Aho, Matt Gregory, ~~Carolyn Hayek~~, Janet Pruitt, Kiri Rennaker, and new member Karen Tennyson. Carolyn Hayek was absent. Eric Shields, Paul Stewart, Joan Lieberman-Brill and Dawn Nelson represented the Department of Planning and Community Development.

TASK FORCE REPORTS

Lakeshore Plaza Committee: After interviews with several teams of architects, GGLO has been chosen as the facilitator. On March 4 at 3:30 p.m., the City will hold a meeting for the architects to do a dry run of their presentation, and on March 9 will hold an open house at 6:00 pm and at 7:00 p.m. a workshop. (Rennaker)

Street Improvement Review Committee: The Street Improvement Review Committee's recommendations have gone to Council. The Council supports having sidewalks, with regulations for rural and urban improvements, and supports continuing the CIP funding and a school walkway bond for funding sidewalks. The committee will reconvene on March 1. The committee suggested that a new team consisting of the Planning Commission, the Transportation Commission and Public Works staff review the street standard criteria. (Gregory)

Totem Lake Action Team: The Totem Lake Action Team met the previous week and is in the process of deciding what the structure will be. They talked about some of the issues the Action Team could take up initially and decided at first to focus on the Totem Lake Mall redevelopment, and on March 31, to invite the mall developers or architects in to give a presentation. Staff may need to move the meeting date since they are coming from back East. (Hodgson)

REQUESTS FROM THE AUDIENCE

Maxine Keesling said she came because of an item in the paper about affordable housing and her concerns for economic development. She read her statement, saying that as a property owner she paid a consultant to determine if the stream on her property connects to storm drains. She commented that a 60-foot required stream buffer eats up a lot of the buildable land area on her property. She will have to go through an expensive reasonable use process to develop her properties. She noted that the newspapers have run articles that the City of Kirkland is concerned about the lack of affordable housing and about jobs in the city.

STUDY SESSION

a. Market, Norkirk and Highlands Neighborhood Plans – File No. IV-03-27

Ms. Lieberman-Brill presented the staff report dated February 12, 2004. She passed out a notebook to each member on these neighborhood plans for the use of the Planning Commissioners during the project. She also distributed a traffic trend memo provided by

KIRKLAND PLANNING COMMISSION MEETING MINUTES – FEBRUARY 26, 2004

Public Works and a replacement of Exhibit 4 to Attachment 10, which is a spreadsheet talking about businesses located in the Norkirk industrial area. She also passed out existing condition maps for each neighborhood that showed the bicycle system, pedestrian system, street classification system, parks and open space, as well as seismic and landslide areas and sensitive areas. She also distributed copies of an email received from a private amendment applicant Pat Mace (#1 on the map) that explains that he wants some flexibility in his application so his project could be done in stages, and included some additional verbiage for Private Amendment #1. Ms. Lieberman-Brill summarized the highlights about the neighborhoods. She asked the Planning Commission to give direction by responding to some questions.

1. Do you agree with the Planning Commission role as facilitator at the kick off meeting on March 29th?

There was agreement that the Planning Commissioners should serve as facilitators of discussions by neighborhood participants to solicit issues they wish to have addressed during the plan update process. A City staff team will be present also. Ms. Brill Lieberman-Brill will do a presentation at the beginning to explain the process, what to expect, how they can contribute, what the City has identified as project goals, background information about each neighborhood. The kickoff neighborhood meeting is scheduled for March 29th at Peter Kirk Elementary School Gym between 7-9 p.m.

2. Private Amendment Requests – At what point is it too late to consider adequately private amendment requests?

There was agreement that it is too late to consider private amendment requests ~~prior to when~~ after each working group considers the topic of land use, so private amendment requests will be accepted until September 1, 2004.

3. Bus Tour – A bus tour of the Market, Norkirk and Highlands neighborhoods on Thursday, April 22 between 3-6 p.m. Can Commissioners commit to this date and time for the bus tour?

There was agreement that the Planning Commissioners could commit to this, and then have dinner before the regular meeting at 7 p.m. on April 22.

4. Working Groups – Are there any other suggested participants?

There should be representatives from other board and commissions who are from the specific neighborhoods, if possible. Other suggestions: Senior Council, PTSA, Audubon Society, churches, Arts Commission, and Creative Arts League. The groups could include people from the Moss Bay and South Juanita Neighborhood Associations. It was noted that ARCH is part of staff.

There was agreement with appointing Planning Commission chairs for each of these groups. The respective chairs and neighborhoods are as follows:

KIRKLAND PLANNING COMMISSION MEETING MINUTES – FEBRUARY 26, 2004

Highlands Neighborhood – Mr. Gregory
Market Neighborhood – Ms. Tennyson
Norkirk Neighborhood – Ms. Pruitt

Ms. Pruitt suggested having a discussion about the possibility of changing the boundary to Market Street between the Norkirk and Market neighborhoods. She wants to make sure Norkirk has some input on Market Street issues.

PUBLIC COMMENT:

Elisa Bakker, President, Norkirk Neighborhood Association, expressed interest in taking half of Market Street for the neighborhood boundary, but said that the neighborhood has not had a chance to put together comments on this issue. She requested that they be given some kind of claim to this in the initial evaluation. Ms. Bakker explained that Ms. Brill-Lieberman-Brill had an informal meeting with the three neighborhood associations' officers, and there was dialogue about what they saw as concerns and issues for their neighborhoods. She said that Ms. Brill-Brill had summarized the comments and emailed the summary to the officers. Ms. Bakker expressed her concern about the educational process, and said that she would like to see a neighborhood plan that is not just a reaction to the problem. She would like to look at it from a planner's point of view to determine what makes a good neighborhood, and said she would like to have the downtown plan reviewed along with the Norkirk neighborhood plan.

Ms. Brill Lieberman-Brill agreed to make a copy of this summary for the Planning Commission members.

Loren Spurgeon, Co-Chair, Market Neighborhood Association, commented that the initial draft in the packet was from him. He said that he liked the way the Planning Commission approached the North Rose Hill Neighborhood Plan. The Market neighborhood has some citizens who are involved in the process, but there are 2,200 in the neighborhood, with only about ten attending the neighborhood meetings. He wants to have a plan for everyone in the neighborhood and to work actively and positively with the Planning Commission on the Market Neighborhood Plan.

Mr. Shields encouraged the chairs of the neighborhood associations to work with the groups to find out the issues and to look at the neighborhood at a broad level.

Ken Nash, President, Highlands Neighborhood Association, noted that his neighborhood is really isolated, but he is trying to get people involved. There are 2,500 residents who receive a newsletter and 70 who receive neighborhood association emails. His goal is to try to get more people involved.

A sign-up sheet was passed around for people in the audience to sign to volunteer for the neighborhood working groups.

Maria Staaf, 1675 10th Street W, Kirkland, commented that there is not a Design Review Board in the Market neighborhood. She continued that she has been working with the neighborhood association, and has been reading the existing neighborhood plan to be informed and to be a

KIRKLAND PLANNING COMMISSION MEETING MINUTES – FEBRUARY 26, 2004

good participant in the process. She said that July is not the greatest month for neighborhood participation. For the working groups, she encouraged placing people who are from the specific three neighborhoods and who also serve on other boards and commissions in Kirkland.

There will be four laminated 4x4-foot posters on the public signboards in each neighborhood. These signs will go up two weeks prior and stay up until a couple days after the neighborhood events.

The following suggestions for improving the neighborhood plan process were made by the Planning Commission:

- Have a special logo for the neighborhood plan events. (Hodgson)
- Look at transit service as part of this process, as this would be a good opportunity to promote Flex pass programs in higher density areas—Market especially. (Aho)
- Explore opportunities to link vehicular transportation routes. (Gregory)

There was agreement with the Process and Plan Goals 1-13, as presented on pages 2-3 of the staff report.

Ms. Rennaker commented that she would prefer to keep both sides of Market Street in the same neighborhood, rather than having a dividing line down the middle of the street. She suggested instead a review of the boundaries for possible change; for example, where the Market neighborhood on the north side goes in a block and a half into Norkirk.

PUBLIC HEARING

a. Market Incentives for Affordable Housing – File No. IV-00-13, #4

The Chair opened the public hearing at 8:47 p.m.

Art Sullivan, ARCH (A Regional Coalition for Housing) presented the staff memorandum dated February 19, 2004. He gave a summary of comments on the draft recommendations by some developers.

Ms. Nelson gave a presentation on the regulations and noted that they apply only to multifamily developments.

There was no public present to make comments.

Staff requested input on policy issues related to the multifamily tax exemption program.

1. Residential target areas. There was agreement with the staff recommendation that the boundaries for the designated residential targeted areas are appropriate as drawn in Attachments 5 through 8, except that the RS 5.0 area in the Juanita area should be deleted.
2. Income eligibility and monitoring for rental units. There was agreement with the staff recommendation for income monitoring for rental units at the time of

KIRKLAND PLANNING COMMISSION MINUTES – APRIL 22, 2004

The meeting was called to order at 7:00 p.m. by Vice Chair Kiri Rennaker, ~~prior to the arrival of the Chair, Tom Hodgson.~~ Members Present: Matthew Aho, Carolyn Hayek, Janet Pruitt, Karen Tennyson and Tom Hodgson and Matthew Gregory. Eric Shields, Paul Stewart, Janice Soloff and Joan Lieberman-Brill represented the Department of Planning and Community Development

READING AND/OR APPROVAL OF MINUTES: APRIL 8, 2004

Motion by Mr. Hodgson and second by Mr. Aho to approve the minutes of the April 8, 2004 Planning Commission meeting as presented. Motion carried unanimously.

ANNOUNCEMENT OF AGENDA

Ms. Rennaker reviewed the agenda.

TASK FORCE REPORTS: None

REQUESTS FROM THE AUDIENCE: None

STUDY SESSIONS

a. **Market/Norkirk/Highlands (and Bus Tour), File No. IV-03-27**

Pat Mace, 1950 Market Street, Kirkland, said property owners along Market Street have expressed a desire to establish a stakeholders group that would formally participate in the neighborhood plan update. The group's involvement would ensure representation of those with specific interests in the outcome of the planning process and that all significant issues are evaluated before the plan is drafted and released for public comment. Adding the input of residents, property owners and businesses along Market Street would build a partnership between those affected groups and the City that would result in a successful neighborhood update and fulfillment of the City's planning goals. He said he would be interested in serving as one of the two citizens at large, representing the needs of the group.

Ms. Lieberman-Brill announced the volunteer designees for the working groups to be confirmed this evening that were submitted by stake holder groups after the staff memorandum was printed (representing all positions except citizen at large and business owners, who were to be selected by the Planning Commission):

- Norkirk Neighborhood Working Group -Norkirk Neighborhood Association representatives: Alisa Baker and Pete Bartnick
- Market Neighborhood Working Group -Park Board representative: Cindy Zeck
- Norkirk Neighborhood Working Group -Park Board representative: Chris Heffernan
- Highlands Neighborhood Working Group -Park Board representative: Jeff Trager
- Norkirk Neighborhood Working Group -Chamber of Commerce representative: Paula Gaines
- Norkirk Working Group -Moss Bay Neighborhood Association representative : Mark Eliassen (also has submitted a Private Amendment Request in the Norkirk Neighborhood)

Stakeholder Position designees noted in the staff memorandum were also confirmed. The Planning Commission discussed the following issues regarding the working groups:

KIRKLAND PLANNING COMMISSION MINUTES – APRIL 22, 2004

- Personal agendas/conflict of interest of the applicants
- Applicants representing residential interests versus those representing business interests
- Issues that are beyond the scope of what the group is discussing presently – level of service, traffic at peak hour (18,000 daily trips along Market Street corridor), pedestrian problems, redevelopment
- Extension of the Norkirk Neighborhood boundary into Market area
- Ensure that all interest groups (environmental, etc.) are involved to maintain balance in decision-making
- Business owner/property owners need strong representation within the working groups

Citizen at Large positions for the Market Working Group: Maria Staaf, Roger Kirk

Motion by Mr. Hodgson and second by Ms. Tennyson to approve the two applicants. Motion carried unanimously.

Business Owners positions for Market Working Group: Either Dennis Turnbow or Ross Worthington (to represent Market side); Pat Mace, property owner (to represent Norkirk side)

Motion by and second by to approve either Dennis Turnbow or Ross Worthington as business owner representative in Market Working Group. Staff was directed to confirm with them which one would be the representative. It was acknowledged that both also have submitted a private amendment request in the Market Neighborhood.

Motion by Mr. Gregory and second by Mr. Hodgson to add two more business/property owner positions specifically for the Market Street commercial corridor, one for the Market working group and one for the Norkirk working group. Motion carried (6-1), with Ms. Tennyson opposed.

Motion by Mr. Gregory and second by Mr. Hodgson to propose Mr. Mace as the Market Street property owner for the Market working group. Motion carried unanimously.

The Commission asked staff to find a Market Street property owner /business owner representative for the Norkirk working group.

Citizen at Large for Norkirk Neighborhood: Bruce Reed, Mark Mazuti, Gregg Wyrick

Motion by Mr. Gregory and second by Ms. Tennyson, to propose Mr. Reed for this position. Motion carried unanimously.

Motion by Mr. Gregory and second by Mr. Hodgson to propose Mr. Wyrick for this position. Motion carried unanimously.

Candidate at Large for Highlands Neighborhood: Mike Robon, Anna Hersey

Motion by Ms. Rennaker and second by Mr. Hodgson to approve these two applicants. Motion carried unanimously.

A citizen, Mr. Tom Uren, spoke up from the audience, relating that he had applied for the Citizen

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at Large position through email correspondence with Ms. Lieberman-Brill.

Citizen at Large position for Norkirk Neighborhood: Bruce Reed, Tom Uren

Motion by Mr. Gregory and second by Ms. Pruitt to propose these two applicants. Motion carried unanimously.

Stakeholders Designees for Working Groups Positions yet to be filled were identified as:

- Second Market Neighborhood Association Representative
- Market, Norkirk and Highlands Environmental Group Representative
- Norkirk Market Street Business Owner/Property Owner Representative
- Market and Highlands Cultural Council Representative
- Market and Highlands Senior Council Representative
- Market, Norkirk and Highlands Faith Based Representative
- Norkirk South Juanita Neighborhood Association Representative
- Norkirk and Highlands Youth Council Representative
- Highlands Heritage Society Representative

Ms. Lieberman-Brill briefed the Commission on the kickoff meeting held on March 29, 2004. The response was enthusiastic and favorable. Participants placed marker pins on the "Where Do You Live?" map that illustrated the number and origin of the attendees. There were about 200 attendees.

June Public Workshops are scheduled, to be held in the Peter Kirk Room from 7 PM to 9 PM:

- June 2 – Market; Ms. Tennyson
- June 9 – Norkirk; Ms. Pruitt
- June 14 – Highland; Mr. Gregory

b. Economic Development Element, File No. IV-02-1

Janice Soloff highlighted changes to the Economic Development Element:

- Page 12 of 12: Move Goal 7 to Goal 4, and shift the other goals down.
- Page 6 of 15: The Commission requested that staff provide data that represents "Unassigned: Other" and "Unassigned: Contracting" in the Sales Tax Revenue by District pie chart. Staff will define the parameters in the text.
- Page 10 of 12: Goal 3, Policy 3 Change fourth sentence to read, "Expansion of business district boundaries should be discouraged and considered only when..."
- Page 3 of 12: Change second line to read, "Businesses can now reach international customers because of the "freeing up" trade agreements and advanced telecommunications..."

C. Community Character Element - File No. IV-02-01

Paul Stewart highlighted changes to the Community Character Element:

Page IV-6, Built and Natural Environment:

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no developer would give up the opportunity build residential if the market guaranteed that residential would be desirable in the future. There are simply no guarantees at this time. Staying with medical use is a way to fulfill the need of medical in the area and allow expansion for residential in the future if necessary. He closed by saying that he appreciated the work of the staff and the willingness of all involved to work together toward a higher density solution. He requested that the commission allow the work to continue to finalize the development agreement provisions under TL1A.

Ms. Rennaker asked Mr. Kent Gregory to address 1) Structured parking and how it works with PR1.8 and 2) the TL1B plan and whether a height limit of 40 feet in that zone would help solve some of the problems. Mr. Kent Gregory replied that there are a number of challenges they face includes the parking needs of staying within 5 parking spots per thousand, height restrictions, and open space.

There was discussion between Mr. Kent Gregory, staff and the Commission. Mr. Kent Gregory defended his use of the 5 parking spots per thousand rationale. Mr. Matthew Gregory questioned the 5 per thousand number in regard to the transit center, ride share, etc. saying that the 5 per thousand is based on current practices and not on what might happen in the future. Mr. Kent Gregory responded that the parking situation will be monitored, but he said that he could not guarantee a benefit of less parking.

After the Commission and staff discussed the issues presented, Mr. Shields summarized that the option for a mixed use with more intensive office would be available only for all properties dedicating road right of way. The commission was comfortable with an option that would allow more than one FAR for office. The commissioners agreed that strong office was important with the option for residential.

Three questions were presented by staff for direction:

1. **Question:** Should the boundary be moved with no changes to the draft regulations?
Response: No.
2. **Question:** Do all support moving TL1A boundary if incentives for residential use are included?
Response: No.
3. **Question:** Should more residential be allowed?
Response: Yes.

Motion by Mr. Matthew Gregory and second by Ms. Tennyson to continue the hearing to June 10, 2004. Motion carried unanimously.

STUDY SESSIONS

- a. Market/Norkirk/Highlands - File No. IV-03-27

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Ms. Lieberman-Brill reviewed the upcoming June workshops format. She informed the Commission that the plan is on course and presented the following key points regarding workshop format:

- The top comments from breakout groups were pooled to develop questions for the agenda.
- Ms. Brill's PowerPoint presentation will illustrate those top questions.
- Breakout groups for the Market neighborhood.
- Waiting to hear from the chair for the Market Neighborhood to suggest an alternate Public-at-large person
- Workshop participants will break into six small groups
- A facilitator and scribe will be provided by the Planning city staff. The scribes will not use flip charts, just note taking at the tables.
- Ms. Lieberman-Brill will show maps of the private request areas, but they will not be the focus of the presentation.

Ms. Lieberman-Brill said there is no action required of the commissioners at this time. The idea behind the workshops is to get more in depth about the major questions asked so that when the working groups convene in the fall the team will have more background and information. After that the Planning Commission can provide feedback and staff can go forward on writing a draft.

b. Comprehensive Plan: Land Use Element Amendments for Essential Government Facilities; Discussion on letter from 1000 Friends of Washington, File No. IV-02-1

Ms. Swan said a letter was received from the Department of Corrections reviewing terminology regarding regional and community facilities. The comp plan goals and policies need to be improved to be consistent with the updated RCW which was distributed to the Commission. DSHS came up with standards for transitional facilities, but the Department of Corrections has not yet for their work release facilities. Next year the city of Kirkland may want to improve its standards to include mitigating measures for these facilities. If the Commission has general edits to the policies, they can be given to Ms. Swan after the meeting. There were no major revisions to be discussed during the meeting

Ms. Swan discussed the land use map rezone regarding density levels. She explained that everything is zoned 4 acres or less, – or is exempt for the equestrian or sensitive areas with exception of a section in the Bridle Trails west of 116th. Staffs recommendation is to wait for the Bridle Trails neighborhood plan rather than rezone the area immediately.

In conclusion, Ms. Swan itemized the upcoming meeting dates:

- July 12: Open house
- July 22: Joint hearing – Planning Commission/Transportation Commission

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Sharon Daniels, 10454 Forest Forbes Creek Drive, Kirkland, said she has lived on the property for 40 years and it has never changed in zoning. There are new houses with large lots going in across the street. In 1997 the City acquired under an acre to the north under condemnation and took part of her density away. She sent a copy of the letter she was sent by the City to Paul Stewart stating that the City would move the density to the southern portion of the property, which would give her 7 units clustered around Forest Forbes Creek Drive. She said she wants her property to coincide with other properties in the area. The Commission reviewed the letter and the map.

Mr. Shields asked if Ms. Daniels had talked to the neighbors to the west to find out if they have a similar interest. She said she didn't know. Mr. Aho asked if there would be an opportunity for the neighbors to the west of Ms. Daniels to piggyback on this project. Mr. Shields said yes.

The Commission decided to put forward staff's recommendation to consider the project in 2006 including the two parcels to the west of Ms. Daniels' property.

b. Proposed Work Program for Market Norkirk Highlands Neighborhood Plan Preparation Phase II

Ms. Lieberman-Brill updated the audience on the status of the proposal, and provided background on why the City talks about street connections in neighborhood plan updates. The Public Works Department and City Council decided several years ago that any known street connection should be shown in the neighborhood plans for each neighborhood in the city. As each neighborhood plan is updated, an updated map would be added. This process was first used in the North Rose Hill neighborhood plan update and is currently underway for the Market, Norkirk and Highlands neighborhoods. It is important to consider connections for bicycles, pedestrians and vehicles and the connections may not be the same for all modes of transportation. City staff understands that these are contentious issues, but they must be looked at from a neighborhood view and city view and specific language must be incorporated into each neighborhood plan. Connectivity in the neighborhoods is expressed in the Comprehensive Plan in Transportation Elements which is a function of the Comprehensive Plan in providing mobility while maintaining neighborhood character meant to equalize traffic impact in neighborhoods.

Ms. Lieberman-Brill said the 9th Street West project would connect the open portion of 9th Street West to Market through the Juanita Bay Park parking lot. The Public Works Department has looked at the pros and cons of the project and concluded that it may work for pedestrian and bicycle connection, but likely not a vehicle connection. They will be meeting on February 23 with the Transportation Commission to get their official position. The City will then transmit the preference of the Transportation Commission back to the Planning Commission. Citizens will know the status of the street connection and it will be pursued or dropped as a vehicle connection. The work program being considered tonight will propose meeting dates where that information will come out.

Ann Ferguson, 2036 9th Street West, Kirkland, said she lives three houses from the park entrance and is concerned about many issues regarding the project: protected evergreens, the endangered species act, the park will always be locked at night, traffic statistics, and accidents. She said she

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talked to the Public Works Department and the Deputy Fire Chief, and the Parks Department, and none feel connectivity is an important issue. She said 9th Street is too narrow to put a traffic light, which would mean widening of the road, and 20 homes would lose portions of their front yards. The cost of the project would be significant. The logic of the idea doesn't make sense and doesn't increase connectivity, but merely increases traffic on a quiet street where children live and play on 9th Street. She said she wants to keep the neighborhood safe for generations to come.

Debbie Lamont, 1835 9th Street West, Kirkland, came forward to speak for her mother who has had a stroke and cannot attend the meeting. Ms. Lamont said that she was conceived and raised in the Market neighborhood and as a child played there every day. She has been here her whole life, has a business in Kirkland and agrees with everything that Ms. Ferguson said. She doesn't like what is happening west of Market Street, with the building of obtrusive houses on small lots and the children have to play in the streets because there are no more yards for kids to play in. She said that if the project goes through, children and pets will be killed or injured. She said the project makes no sense for the neighborhood and will bring nothing positive to the area.

Ms. Lieberman-Brill explained that staff is asking the Planning Commission to adopt the work program and that tonight will be discussed the Plans Writing Phase of Proposed Work Program. When it is finalized it will be posted on the website and advertised on neighborhood signs. She encouraged citizens to sign up on the Listserve as well to keep informed. She distributed the new correspondence to the Commissioners that came in since the packet went out. She described the Plans Writing Phase of the Proposed Work Program schedule and the steps involved in the process related to Council and the and neighborhood public process. She explained that this schedule incorporates two neighborhood specific public hearings; one for each neighborhood in the Spring to give the opportunity to the public to provide their comments on all issues discussed so far with the working groups, and to solicit new ideas to include in the plans, and a second set, after each draft plan is prepared, and prior to transmittal to the City Council for adoption.

The Commission and staff discussed Planning Commission meeting dates, neighborhood plan meeting dates and public hearing dates.

Ann Ferguson , 2036 9th Street West, Kirkland, proposed to take the 9th Street project off of the table. Ms. Rennaker explained that it was up to the Transportation Department and Public Works Department to take it off of the table. After general discussion, Ms. Lieberman-Brill explained that Public Works has been discussing the pros and cons of the project and that the issue will return after the February 23 Transportation Commission recommendation is transmitted to the Planning Commission and then the Planning Commission can give input at that point. Ms. Rennaker explained to Ms. Ferguson that the project will die a natural death after it goes through the proper city channels.

Mark Sovold, 1200 Second Street, Kirkland, asked if the Commission is accepting any additional PARs for the Market and Norkirk neighborhoods. Ms. Lieberman-Brill said it is not appropriate for staff to accept additional PARs, but a person does have a right to appear at the public hearing for the neighborhood and speak about any proposed land use that he or she may see for the neighborhood. Mr. Sovold asked when the changes in zoning will available for public comment.

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Ms. Lieberman-Brill gave dates of April 28 for Market, and May 19 for Norkirk. Mr. Shields interjected and explained the PAR and public process to Mr. Sovold.

Dennis Turnbow, 1121 Champagne Point Road, Kirkland, said in relation to a particular PAR that has been ongoing since 2002, perhaps some less significant PARs could be moved up and dealt with rather than pushed out another two years.

Sunday Stray, 22 21st Place, Kirkland, expressed concern that issues that are going to the working groups are in the interest of some of the members who have existing PARs. She felt it was unfair that they were making recommendations and voting. She thought members with a conflict of interest should recuse themselves from the discussions that involve their own PARs.

Eric Horvitz, 3 Waverly Way, Kirkland, said it is important City ordinances be reviewed carefully in terms of conflict of interest, and that decisions involving those who serve on working groups should not be made on the basis that no one other than those with conflicts of interest can be found to serve.

Ms. Lieberman-Brill said several more PAR requests were received after the September 10 deadline. She said staff recommends that the Commission does not provide the same level of review as the PARs that met the deadline.

There was consensus to not accept the PARs that missed the September 10 deadline.

Ms. Lieberman-Brill handed out the working group's background materials to the Commission.

Mark Sovold, 1200 Second Street, Kirkland, returned to the podium to ask questions about the PAR City wide amendment process. He asked if it was opened to the public once a year if citizens could submit PARs they wanted considered for the 2006 work plan. Mr. Shields responded that amendments are preferred to be considered with neighborhood plans. There are other avenues besides PARs through which the public can participate. Mr. Sovold responded that he has been working with the Planning Department on a rezone for his property. Mr. Shields responded that the Commission must look at the broader area for rezone, not just one isolated property. Ms. Rennaker explained that he is welcome to raise this issue on the Norkirk Neighborhood Plan ~~do that through the public hearing process.~~

UNFINISHED BUSINESS: None

NEW BUSINESS

Mr. Stewart said that the work plan, neighborhood plan and PAR process would be discussed in depth before going to Council. Mr. Shields added that there is a lot of angst among citizens regarding PARs.

Ms. Rennaker asked Mr. Shields how the hiring process is going in bringing on more Planning Department staff. Mr. Shields said it is going well, and we will be hiring and training new staff

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REQUESTS FROM THE AUDIENCE - None

UNFINISHED BUSINESS - None

TASK FORCE REPORTS

Totem Lake Task Force: Mr. Hodgson reported the Task Force will be meeting in June to discuss the mission and possibly hear an update regarding the Totem Lake Mall. Mr. Gregory offered to review the working drawings for the medical office building and parking garage current under construction near the freeway.

85th Street Action Team: Ms. Tennyson reported the Team reviewed the zoning regulations for the 85th Street corridor with the exception of the Lee Johnson property.

Sidewalk Bond Committee: Ms. Tennyson reported the Committee will be meeting with the survey company tomorrow to develop questions and move forward with the bond survey. The goal is to have the bond on the same ballot as the Lake Washington School District bond in February 2006.

ADMINISTRATIVE REPORTS

a. City Council Actions

- 1) The Lake & Central Steering Committee met last night; they are interested in continuing their work in some form with regard to downtown. It was suggested they attend a future meeting.
- 2) The Council denied the SEDORCO Private Amendment Request.

b. Hearing Examiner Actions

c. Public Meeting Calendar Update

- 1) Open houses regarding the Conover Commons are scheduled for Thursday, April 28 and Saturday, April 30.
- 2) The Sound Transit Citizen Oversight Panel has released their report.
- 3) The hospital expansion renderings are now available.
- 4) The Transportation Commission is interested in a joint meeting in June/July. It was agreed the Committee Chairs would discuss an appropriate date.

STUDY SESSIONS

a. Market Neighborhood Plan – File No. IV-03-27

Project Planner Joan Lieberman-Brill explained the purpose of tonight's study session was to apprise the Planning Commission about outcomes and preferences of the Market

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Working Group on Market neighborhood plan issues and provide recommendations of the Transportation Commission on transportation issues affecting the Market neighborhood. She briefly reviewed the schedule which includes the March kick-off meeting, public hearing on May 19, Planning Commission workshop on June 23 to provide staff direction, and check-in with City Council in July.

Ms. Lieberman-Brill presented the top concepts from the March 2004 kick-off meeting and provided a recap of the results of the June Market Neighborhood workshop. She reviewed the comments of the September-December Market Neighborhood Work Group with regard to the following topics:

Transportation

- Central Way Corridor
- Traffic Signal at Market and Central Way
- Sidewalk Improvements,
- Bike Routes
- Vehicle connection within the Market neighborhood (9th Street West street extension to Market Street)

Housing

Land Use

- PAR 1 and 5 (RS 8.5 to RS 7.2) and city-initiated rezones at 805 and 815 14th Avenue West (RS 12.5 to RS 7.2)
- PAR 3 and 4 (RS 7.2 to PR 3.6)
- City initiated rezones at 1250 and 1230 4th Street W (PR 3.6 to RS 7.2)
- City initiated idea of View Stations at Unopened Street Ends along Waverly Way

Market Street Corridor

- City initiated idea of a Market Street Corridor zone
- PAR 2, 6, 7, 8, 9, 10, 11, 12 (RS 7.2 to PR 3.6)
- City initiated rezones at 1250 and 1230 4th Street West (PR 3.6 to RS 7.2)

Joint Market/Norkirk Working Group Market Street Corridor

- Subarea 1 PR Zone
- Changing the Neighborhood Boundary
- Subarea 2 BN Zone
- Subarea 3 BC Zone Historic Area
- Subarea 4 PR Zone south of BC Zone
- Subarea 5 North PAR

During and following her presentation, Ms. Lieberman-Brill responded to Commissioners' questions regarding the topics and the Working Group's comments.

Audience Comments: Rita Williams, a resident within PAR 12, provided drawings of four duplexes proposed to be constructed in that area.

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Carl Volkle, one of 31 homes included in PAR #12, advised several property owners were not notified of this request. He recalled the Market Neighborhood Association unanimously voted against this PAR. He submitted a petition with 130 signatures in opposition to PAR #12 and requested staff abandon the PAR #12 proposal.

Chris Farick, property owner within PAR #4, expressed support for the rezone to commercial to be consistent with adjacent zoning.

Ann Ferguson, 2036 9th Street West, expressed support for the Transportation Commission's recommendation to not extend 9th Street west and the potential for a non-motorized rail. She recommended not disturbing old growth trees.

Staff advised the next step was the May 19 public hearing.

b. Tree and Landscaping Regulations – File No. IV-03-101

Deputy Planning Director Paul Stewart explained an initial draft of the Tree and Landscaping code amendments was prepared based on direction received in late 2004 from the Planning Commission, City Council, and Houghton Community Council as well as comments from the Kirkland Chamber of Commerce and the general public. He highlighted the proposed schedule that included a Commission study session in July, Houghton Community Council and Planning Commission public hearings in August, City Council study session in September and City Council and Houghton Community Council action in October. He explained that because the suggested changes to the existing code were extensive, they were not presented as edits to the current text, instead the memorandum describes each suggested change, the reason for it, and the implications for customers and for the City. He advised amendments to Section 95.35 Tree Retention, Protection and Replacement would be reviewed at the Planning Commission's May 26 meeting.

Urban Forester Elizabeth Walker reviewed reasons and implications for suggested amendments to the following:

- Section 95.05 Purpose and Intent
- Section 95.10 Definitions
- Section 95.15 Applicability
- Section 95.20 Exemptions from Permit and Plan
- Section 95.25 Alternative Compliance
- Section 95.30 City Forestry Account

Senior Planner Patrice Tovar reviewed proposed amendments, the reasons for and implications of changes to the following:

- Section 95.40 Required Landscaping
- Section 95.40.1 User Guide
- Section 95.40.2 Use of Significant Existing Vegetation

Todd Woosley spoke again to list the seven uses that were removed from TL 7 in a previous zoning action.

TL 10E discussion.

Discussion on industrial uses, pre-existing uses, accessory uses and vehicle sales.

Continued discussion of TL 10C.

Review of TL 10A.

Public Comment:

1) Mansor Baghshomali, 8223 125th Pl NE Kirkland, has represented the Schott property for the last six years. Not able to market the site and asks to not limit use and allow residential uses.

Planning Commission supports residential as a reasonable use in this area. In agreement to leave existing uses but also add multi-family as well.

TL 10B discussion of building height and using height as an incentive for affordable housing.

B. Norkirk Neighborhood Plan File No. IV-03-27

To apprise the Planning Commission about 1) outcomes and preferences of the Norkirk Working Group on Norkirk neighborhood plan issues and 2) the recommendations of the Transportation Commission on transportation issues affecting the Norkirk neighborhood.

Study Session opened at 9:15 pm.

Ms. Lieberman-Brill made a presentation recapping results of Norkirk March kick off meeting and June workshop and September - December working groups re: transportation topic, housing topic, land use topic, and Market Street Corridor topic.

Study Area 1, PAR 1

Study Areas 2 and 6, PAR 6

Study Area # 3, PAR 2

Study Area # 4, PARs 3 & 4

Study Area # 5, PAR 5

Corridor Topic

Norkirk Neighborhood supports boundary line change, Market Neighborhood does not support change.

Transportation Commission recommendations:

The Transportation Commission does not want to continue considering vehicle connections on 1st. The working group supported spending money on sidewalks in the neighborhood rather than on roads through unstable and sensitive areas. Working group felt that park space was more valuable than vehicle connection. The Transportation Commission had no comments on nonmotorized routes. They want to review the draft plan.

What's Next: Ms. Lieberman-Brill describes next steps in Neighborhood update process.

Important Concepts to Neighborhood update:

Innovative and Affordable Housing
Residential and Employment Capacity
Industrial Area and Transitions

Public Comment re: Norkirk Neighborhood Plan update:

1) Marcel Beauclair, 1200 2nd Street, re: PAR 6 zoning change and replacement of small homes with large homes

2) Robert Stonefelt, 901 1st Street, he and his elderly parents live at that location, disappointed that he wasn't notified of meeting, lives in Study Area 6, comments re:

policies. He will send a letter to complete his comments.

3) Sharon Parzino, 128 12th Ave, lives in Study Area # 6, had requested rezone from 7.2 to 5.0, in support of changing zoning but keeping FAR of 50% in keeping of flavor in neighborhood. Requests easing flexibility standards in subdivision ordinance as alternative to rezone.

4) James Parzino, 128 12th Ave, spoke in support of rezone (Study Area # 6).

5) Mike Nykreim, 101 10th Avenue, in support of rezone, Study Area # 6 complies with Growth Management, gave examples. Requests to have staff show compatibility with neighborhood.

Ms. Lieberman-Brill requests feedback re: presentation of information to public.

Study Session closes at 10:50 pm.

7. UNFINISHED BUSINESS: None

8. NEW BUSINESS

9. TASK FORCE REPORTS

Ms. Tennyson: re: NE 85th Street group is moving along, TIP (Theory in Practice consulting group) gave presentation re: Econ Dev. to City Council Retreat.

Mr. Hodgson: TLAT has a date for next month.

Ms. Hayek: I 405 Corridor Meeting re: Nickel project progress

10. ADMINISTRATIVE REPORTS

A. City Council Actions

(1) Jim Hart Private Amendment Request

(2) Planning Work Program: The Planning Work Program was approved by City Council

Rennaker dissenting.

E. Study Area #5, PAR #5, 214 & 230 4th Avenue, reclassify from Planned Area 7B to CBD (commercial zone, no density limit) which would allow unlimited residential density. Staff recommends continued study of this issue. Commission supports study and feels residential density is appropriate but no offices unless it is connected to a residence, including home occupations.

F. City initiated rezone 32 - 21st Pl and 100 20th Ave from RS 12.5 to RS 7.2. Staff recommends continued study. Commission concurs that continued study is indicated, though only three members present can vote on this matter, so this is not an official vote.

G. City initiated rezone at 558 20th Ave & vacant tax parcel to the west from RS 12.5 to RS 7.2. Staff does not recommend continued study of vacant parcel but that it should be considered in a boundary line change that would include this parcel in the South Juanita neighborhood. Commission concurs.

H. City initiated idea to study entire LIT zone in the context of the industrial lands study. Staff recommends continued study. Commission concurs and suggests Staff study possibility of a small section of Central Way east of 6th Street being closed to use.

4. Norkirk Working Group Market Street Corridor Topic

A. On June 23, 2005, the Planning Commission made various recommendations on the Market Street corridor.

B. Market PAR #2 and #6 through 12 and surrounding area North End of Market Street Corridor, rezone from RS 7.2 to PR 3.6: Staff will drop from further consideration, per Commission direction. Staff will provide further information regarding preservation of log cabin on PAR #11.

C. PAR for parking lot adjoining and west of 1611 Market Street. Staff will continue study, per Commission direction.

D. Study of PAR for 419 and 421 14th Avenue W from RS 7.2 to PR 3.6 is dropped from further consideration, per Commission direction.

E. City initiated rezone at 1250 and 1230 4th Street W is dropped from further consideration per direction from Commission.

F. The Planning Commission recommendation regarding the City initiated idea of Market Street Corridor Zone merits continued study within the context of the existing zoning rather than creating a new zoning district.

G. The City initiated idea of changing the boundary of the neighborhoods to the middle of Market Street was deferred by the Commission until this evening to give citizens an opportunity to express their views in the matter at the Norkirk neighborhood meeting. Commission concurred that shifting boundary north of 19th to better represent the perception of neighborhood identity. Commission concurs that the boundary change south of 19th would be to the center of Market Street. Staff recommends Option 1 or Option 2 of the following three options in order to format the plans:

Option 1: Leave the entire corridor in the Market neighborhood (no boundary changes), except for single family area at north end.

Option 2: Split the corridor along Market Street, and create a separate corridor plan utilizing existing zoning.

Option 3: Split the corridor along Market Street, and discuss the west side in the Market Neighborhood Plan and the east side in the Norkirk Neighborhood Plan utilizing existing zoning.

The Commission chose Option 2. City Council will confirm the Planning Commission direction at the September 20th meeting; staff will then begin drafting the new Plan and public review of the draft will continue into next summer.

- B. **Tree Regulations, File No. IV-03-101 (8:39 p.m. to 9:18 p.m.)** - Confirmed direction on approaches to tree plan levels discussed at the July 14th Commission meeting.

Elizabeth Walker reported on the major and minor development categories, tree plan requirements, site design and retention standards, and tree density requirement. Staff has been working on these items per Commission direction and presented an updated matrix of requirements and standards. There was discussion regarding "specimen", "majestic", and "landmark" trees.

Chair invited public comment.

Mike Nykreim, 101 Tenth Avenue, Kirkland, expressed concern about this ordinance and requests that staff have conversations with persons connected to property being used as an example.

Public comment closed.

Commission asked if builders and developers were included in discussion of this matter. Staff advised that they were, and all their comments were included in the green sheet provided the Commission. Staff is still waiting to hear feedback from some developers. Revisions have been made based on some feedback received. There was discussion regarding tree density requirements on property that do not

Ms. Jenkinson explained that a consent decree is a settlement that the parties reach and does not bind any other parties. She said it is not precedent setting and the Bellevue ordinance remains intact in every other way.

Chair closed the public hearing.

Lt. Hamilton and Chief Aston responded to questions on the subject of Public Safety and associated costs. Ms. Jenkinson provided clarification as to legal issues on items under discussion.

The Commission favored leaving the proposed code language as drafted regarding allowing churches and other organizations to participate in hosting homeless encampments. They also favored Staff's recommendation of Option 2 that requires a public information meeting prior to application for a permit, with no administrative appeal. On the frequency and duration issue, they favored a once-per-site-per-year frequency and 92 days duration.

Motion: recommend approval of the Temporary Use Permit Chapter Amendments with addition of a standard to prohibit animals other than service animals in homeless encampments, and deletion of the word "inherently" in the "User Guide" section.

Moved by Matthew Gregory, no second required.
Motion was approved by a vote of 5-1.

Chair declared a break.

5. STUDY SESSIONS - 9:27 p.m.

A. Market and Norkirk Work Program, File No. IV-03-27

Considered the draft work program and schedule for the plans preparation phase of the Market and Norkirk Neighborhoods Plans update project. In addition, review the Market and Norkirk February public workshops agendas, consider the involvement and role of the working groups, neighborhood associations, and the public in the plans update, and consider the desired level of analysis on development patterns in the Market and Norkirk neighborhoods.

Ms. Lieberman-Brill gave a summary of Staff's vision of proposed actions and upcoming meetings regarding this project, through September of this year.

It is requested that Commission members attend the Norkirk (February 1) and Market (February 16) Neighborhood workshops, just to observe. The purpose of the workshops is to talk about the City's vision for these Neighborhoods.

Ms. Lieberman-Brill said Staff wants to start the plan writing phase on a positive note, focusing on the big picture.

Chair invited public comment:

1. Robert Stonefelt, 901 First St, Kirkland, supports further study of neighborhood land use patterns and lot sizes.

2. Eric Eng, 433 Seventh Avenue, Kirkland feels the neighborhood association should have another public hearing to review the draft Norkirk Plan.

Ms. Lieberman-Brill said that the packets are always sent to the neighborhood associations. Mr. Stewart said that the public can attend working group sessions and submit their

comments to the Planning Commission. He is open to the Commission's wishes on how to get neighborhood input.

Chair invited continued public comment:

3. **Mary Redmayne**, 1843 Third St, Kirkland, feels it is important that the public is informed about upcoming meetings. She feels mailings should be done by the City and wants communications for "Market" and "Norkirk" separated so that the targeted audience will open the mail.

Ms. Lieberman-Brill said that each mailing costs about \$2,000.00, so they have to weigh the financial impact on the City as to whether or not to do a mailing.

4. **Sharon Parzino**, 128 12th Avenue, Kirkland, wanted to know when the plan will be updated.

5. **Maria Staaf**, 1675 10th St W, Kirkland, wants more turnaround time to respond to Planning Commission packets.

6. UNFINISHED BUSINESS - 10:24 p.m.

A. Planning Work Program & Joint Meeting, File CC-94-84

Reviewed Revised Planning Work Program and the discussion Items for the joint meeting with the City Council.

Mr. Stewart spoke regarding the February 7th joint meeting with City Council and reviewed points Commission made at their retreat.

7. NEW BUSINESS - 10:54 p.m.

None.

8. READING AND/OR APPROVAL OF MINUTES - 10:54 p.m.

a. October 11, 2005

Page 1, correct spelling of "threshold." Insert information on Page 2 about Linda Jones speaking about non-conforming use and that "she objected to allowing expansion of the 85th Street Goodyear tire shop's existing use." Strike, ~~The Planning Commission directed staff to prepare revised text that would allow the existing use, allow expansion but new uses would not be permitted.~~ Approved as corrected.

b. October 27, 2005

Page 2, second paragraph, substitute improve for ~~approve~~ neighborhood aesthetics. Under testimony by Robert Kamuda, insert vehicular after "northend". Page 3, move "brief recess" and "back in session" to before the public hearing, Item B. Approved as corrected.

c. December 15, 2005

Page 2, correct spelling of "disputed" under item g. Page 3, add the "s" under Judy Eilers' name. Change wording in the paragraph that follows to read: "...had a problem with the homeless SHARE/WHEEL, the sponsoring organization, and how the City..." Strike "no second required" after "Moved by Carolyn Hayek, Chair." Approved as corrected.

9. TASK FORCE REPORTS - 11:06 p.m.

Chair reported that the Downtown Action Team has been postponed to March.

Mr. Gregory said that the Totem Lake Action Team is not meeting currently.



KIRKLAND PLANNING COMMISSION
MEETING MINUTES - March 23, 2006

1. CALL TO ORDER/ROLL CALL - 7:02 PM

Present: Matthew Gregory; Janet Pruitt; Karen Tennyson; Byron Katsuyama; Carolyn Hayek, Chair; Kiri Rennaker; Andrew Held

Staff present: Eric Shields, Paul Stewart, Angela Ruggeri and Joan Lieberman-Brill.

2. ANNOUNCEMENT OF AGENDA

3. REQUESTS FROM THE AUDIENCE - None.

4. PUBLIC HEARINGS - None.

5. STUDY SESSIONS

A. Market Neighborhood Plan Update, File No. IV-03-27

The Planning Commission considered and directed changes to the draft overview, vision statement, and framework goals for the Market Neighborhood Plan.

Angela Ruggeri began her presentation and noted that she has received a lot of input on the plan and now the writing process will begin.

She discussed the schedule changes for the Market Neighborhood Plan. Future meetings will be to discuss the draft policies relating to the goals, discuss comments received from the working group and the Transportation Commission in addition to a joint discussion of the Market Street corridor chapter. We will then proceed to City Council on June 6th for a briefing. The full calendar has been amended and is on the web site.

Ms. Ruggeri noted that presently we are at the point of drafting the plan. She reviewed the draft overview, the vision statement of what is expected in 2022 in addition to the framework goals. Ms. Ruggeri based the Plan's vision statement and framework goals on the overall Comprehensive Plan Vision Statement and Goals.

The next step is to begin writing the plan and receiving public comment.

The Chair invited public comment on the Market Neighborhood Plan.

The overview section is to identify the neighborhood location. A neighborhood map will also be provided.

The Chair invited comments, additions or changes from the Commission on the overview section of the Market Neighborhood Plan - none.

Ms. Ruggeri presented the vision statement describing the neighborhood as foreseen in 2022. The Commission offered input to revise the vision statement regarding trees and green space, public view corridors and viewing stations. The Commission would like to add statements referring to the parks, the close location to the downtown and the walkability of the neighborhood. They would also like to include information on the historic homes of the founding fathers of Kirkland.

Ms. Ruggeri discussed the Goals section of the plan.

The Chair invited comments from the public on Market Neighborhood - none.

B. Norkirk Neighborhood Plan Update File No. IV-03-27

The Planning Commission considered and directed changes to the draft overview, vision statement, goals and Parks & Open Space and Public Services/Facilities Sections for the Norkirk Neighborhood Plan.

Joan Lieberman-Brill began discussion on the Norkirk Neighborhood Plan Update. Ms. Lieberman-Brill noted that the Norkirk Plan review tonight includes two sections; Parks & Open Space and Public Services Facilities Sections in addition to the Overview, Vision Statement and Goals.

There have been changes made to the Norkirk Neighborhood schedule. The neighborhood signs will be updated to reflect these changes.

Ms. Lieberman-Brill mentioned that the basis for the Norkirk draft plan is the vision statement and framework goals from the Comprehensive Plan, the public comment received during the concept development phase, public input from the Norkirk workshops and City Council direction.

The Chair invited comments from the public.

1. Sharon Parzino, 128 12th Avenue. Ms. Parzino had questions on the land use information and neighborhood map. She noted that the Comprehensive Plan contained wording regarding infill and adjustments in lot size but noticed there is no reference to that in the Norkirk Neighborhood plan.

2. Pete Bartnick, member of the Norkirk Neighborhood Association. Mr. Bartnick invited commission to the next Norkirk neighborhood meeting. He favors grandfathering property rights and use of incentives and flexibility to encourage desired outcomes.

3. Robert Stonefelt, 901 1st Street. Mr. Stonefelt spoke about inconsistencies between the Comprehensive Plan and the Zoning Code.

There were no further comments from the public.

Ms. Lieberman-Brill began discussion of the Overview section of the plan.

Ms. Lieberman-Brill began discussion of the Vision Statement. The Commission offered suggestions for revisions and discussed a rewrite that would change the voice and the elements of the statement. The Commission asked that the City Hall and other government facilities, as well as the junior high school and elementary school, that draw people into the Norkirk neighborhood be addressed in the vision statement.

Ms. Lieberman-Brill began discussion of the Framework Goals. There are two goals to be addressed: Historic Context and Natural Environment. The Commission questioned whether or not there are any incentives in place to encourage homeowners to keep an existing house. Mr. Shields commented that currently only a demolition permit is required.

The Chair invited comments from the public.

1. Robert Stonefelt, 901 First Street, Kirkland, WA. Mr. Stonefelt presented information regarding building materials and healthy building practice issues with older homes.

6. **UNFINISHED BUSINESS** - None.

7. **NEW BUSINESS** - None.

8. **READING AND/OR APPROVAL OF MINUTES** - None.

9. **TASK FORCE REPORTS**

A. **Downtown Action Team**

The Downtown Action Team (DAT) is currently working on a mission and direction for the Team. The Chair reported that she was elected Chair of the DAT. Her Chairmanship of the Planning Commission ends next month.

Ms. Pruitt will have a discussion with the Transit Center Workshop Committee on March 24, 2006.

10. **ADMINISTRATIVE REPORTS**

A. **City Council Actions**

The City Council adopted most of the Totem Lake Neighborhood zoning. They still have concerns regarding the Par-Mac area relating to the balance between housing and employment. They also are discussing building heights and the design guidelines. A bus tour of the area will be arranged.

Mr. Stewart reported on the Transportation Commission's work program.

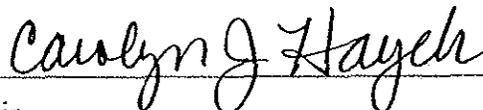
Chair reported that the Moss Bay Neighborhood met this week and discussed parking issues.

B. **Hearing Examiner Actions** - None.

C. **Public Meeting Calendar Update** - None.

Mr. Katsuyama noted that the new City web page is active.

12. **ADJOURNMENT** - 9:56 PM



Chair
Kirkland Planning Commission



Planning Staff
Department of Planning and Community Development



KIRKLAND PLANNING COMMISSION
May 11, 2006

1. **CALL TO ORDER/ROLL CALL - 7:00 p.m.**

Members Present: Matthew Gregory, Janet Pruitt, Karen Tennyson, Byron Katsuyama, Carolyn Hayek, Chair, Kiri Rennaker, and Andy Held.

Members Absent: None.

Staff Present: Eric Shields, Paul Stewart, and Angela Ruggeri.

2. **ANNOUNCEMENT OF AGENDA - 7:00 p.m.**

3. **ELECTION OF CHAIR AND VICE CHAIR - 7:00 p.m.**

Motion to Approve Janet Pruitt as Chair.

Moved by Karen Tennyson, seconded by Matthew Gregory

Motion: Approve Karen Tennyson as Vice Chair. Moved by Janet Pruitt, seconded by Byron Katsuyama.

The gavel was passed to Chair Pruitt.

Chair thanked Ms. Hayek for a good year.

4. **REQUESTS FROM THE AUDIENCE - 7:02 p.m.**

1. **Loren Spurgeon** 1021 5th Street W. spoke regarding cell towers, asking if there are plans to disguise them, e.g., to look like trees? Mr. Shields said regulations regarding cell towers were recently updated but that they can be reviewed again if needed.

5. **STUDY SESSIONS - 7:04 p.m.**

A. Market Neighborhood Update - File No. IV-03-27

Ms. Ruggeri gave a brief PowerPoint introduction to her update of the Market Neighborhood Plan. While reviewing the plan this evening, she will take Commissioners' comments so she can respond by the May 25th meeting. She will also review land use patterns and potential Comprehensive Plan amendments and rezones.

Chair requested comments from the audience.

Loren Spurgeon distributed a handout to Commissioners. He spoke regarding the PAR of the lot at 1611 Market. He requests that Staff request to go ahead with this project be reconsidered

as it may be an encroachment on residence market values.

Bill Anspach, 934 Sixth Street South spoke; he owns property at 1230 & 1250 4th Street West. He is concerned that there are illegal downzoning actions in the area and requests that the Commission drop proposed rezoning from further consideration.

Mr. Shields spoke to Mr. Anspach's concerns, reviewing actions by the City regarding the interim ordinance in this matter. He said that they are in the Comprehensive Plan amendment process and everything is open for discussion as long as the process is followed. He will meet with the City Attorney May 15 and will bring back any concerns to the Commission. Ms. Ruggeri will do additional research on this matter relating to this site and bring more information to the Commission at the May 25 meeting.

Ms. Ruggeri pointed out two emails added to the packet, one from Mr. Anspach that details his testimony tonight and one from Mark Nelson who made suggestions about changes to the Plan. She responded to Commissioners' questions concerning the emails.

Ms. Ruggeri proceeded with her presentation, making note that she has included changes that the Commission suggested last time. The map on the Transportation section will have additional changes. Mr. Held offered a correction on Figure M-5, a map that is part of the attachment.

Chair led discussion regarding Attachment 1 to Ms. Ruggeri's May 4, 2006 memo to Commission, a draft of the Market Neighborhood Plan. Commissioners reviewed each paragraph of the Overview and Vision Statement and offered suggested changes.

The Goal and Policy of Historic Context was discussed. Changes on this item are expected soon from Bob Burke.

Minor verbiage changes were suggested for Item 4, Natural Environment.

Goals and Policies of Item 5 of the Draft, Land Use, were reviewed in detail, along with accompanying maps.

Item 6, Transportation, was reviewed. There was extensive discussion regarding connectivity in the neighborhood. Commissioners noted that updates were needed on some maps. Public Works will be taking the Plan and maps to the Transportation Commission later this month and that commission will make its recommendation to the Planning Commission. Further changes and additions were suggested on this item.

Continuing with Item 6, Commissioners discussed transit and the Transit Center.

Pedestrian/Bicycle Circulation was discussed and some changes were suggested.

Item 7, Open Space/Parks, was reviewed in detail. Ms. Ruggeri reported that she obtained each Park description from the Parks Department. Suggestions were offered to change and add some verbiage.

Item 8, Public Services/Facilities, was discussed briefly.

Item 9, Urban Design, was discussed at length, and revisions were suggested to Staff.

Chair invited the public to comment on these matters.

Bill Anspach said that developers are opting more for flat-top roofs rather than for more height with pitched roofs due to height restrictions. He encouraged the Commission to allow pitched roofs for diversity and flexibility.

There was discussion. Chair suggested tabling this point at this time.

Loren Spurgeon asked if the Market Street corridor is a separate component of the Comprehensive Plan. Mr. Shields answered that the decision was made that the boundary between the two neighborhoods would be Market Street so that each neighborhood would have ownership of the corridor, but it would be addressed as a coherent unit.

Chair called a short break.

Chair reconvened the meeting.

Ms. Ruggeri briefly reviewed land use patterns, referencing the provided maps. There was extensive discussion about subdivision flexibility standard options and specific objectives were suggested by Staff. Staff addressed Commissioners' questions. Commission will continue to pursue this and bring it up to the Working Group.

Ms. Ruggeri acknowledged the Commission's direction to Staff to bring back more information, including what the Neighborhood Group's desires are.

Commission will postpone the matter regarding the rezone on 4th Street West. There was further discussion regarding the maps.

Referencing Page 3 of 6 of Staff's May 4 memo, there was discussion regarding the eagle's nest on 14th Avenue West. Commission directed Staff to include rezoning on this property to 8.5.

The Parking Lot at 1611 Market was discussed. Ms. Ruggeri reported that there is a 15' buffer requirement for commercial, 5' for multi-family. Commission concurs with Staff's recommendation as stated in the memo.

Ms. Ruggeri referenced the comments on Innovative and Affordable Housing, Attachment 15. There was discussion and a suggested revision.

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMENTS FROM THE AUDIENCE

Public comment was invited by Chair.

Thelma Shanks, 815 18th Avenue W. spoke regarding Attachment 10. She was the PAR. She supports the additional 5% and requests that the Commission consider that option. Her property is #9 on the map.

Bill Anspach spoke regarding the down zone of his property. He asked the Commission to not change the zone and to look to the future when considering the rezones, not just consider what may be built now.

Public comment closed.

9. **READING AND/OR APPROVAL OF MINUTES:**

A. April 13, 2006

Commission requested that the subject of discussion be included in the minutes rather than just the statement, "discussion ensued," and that public comment be made more brief. Mr. Shields and Mr. Stewart said that Staff has been discussing the issue of brevity in the minutes. They said it may be desirable for the Chair to summarize what the Commission's wishes are at the end of each item of discussion so that the summary can be included in the minutes.

Minutes were approved as written.

10. **TASK FORCE REPORTS**

The next meeting of the Downtown Action Team executive committee meeting is June 6.

11. **ADMINISTRATIVE REPORTS**

- A. City Council Actions - None.
- B. Hearing Examiner Actions - None.
- C. Public Meeting Calendar Update

Ms. Hayek said that Market Neighborhood is doing its own study of the traffic on Market and whether there is need for more Stop signs. They are meeting Monday, May 15.

Market Neighborhood working group is meeting Monday night, May 15.

Norkirk working group is meeting next Wednesday, May 17.

The Transit Center open house is May 25, from 5:00 to 7:00 p.m. at the Maintenance Center. The workshop is that morning.

The playground build for Woodland Park begins June 14 through the 18th.



KIRKLAND PLANNING COMMISSION

May 25, 2006

1. CALL TO ORDER/ROLL CALL

Members Present: Matthew Gregory, Janet Pruitt (Chair), Karen Tennyson, Byron Katsuyama, Carolyn Hayek, Kiri Rennaker, and Andy Held.

Members Absent: None.

Staff Present: Eric Shields, Paul Stewart, Angela Ruggeri, Joan Lieberman-Brill, Dan Fisher of the Kirkland Transportation Commission, and Dave Godfrey of the Public Works Department.

2. ANNOUNCEMENT OF AGENDA

Chair announced the following change in the agenda under "Study Sessions":

- A. Transportation Commission comments (Market & Norkirk)
- B. Light Industrial Zone - Norkirk
- C. Norkirk Working Group Comments
- D. Lot Size Discussion (Market & Norkirk)
- E. Norkirk Plan
- F. Market Street Corridor Subarea Draft Plan
- G. Market Plan

3. REQUESTS FROM THE AUDIENCE

Chair invited audience comments not germane to the agenda. There was none. She invited comment regarding Norkirk or Market.

Peter Loft, 1214 Sixth Street, complimented the City on being responsive. He relayed traffic problems and indicated a need for more speed control and traffic calming, especially on the collector streets.

Guy Gilbo, 448 Seventh Avenue, agrees with Mr. Loft. He doesn't feel the traffic calming circles work and feels traffic is out of control. He does not want garages included in FAR statistics.

Marie Staaf, 1675 Tenth Street West is on the Market Working Group. She does not favor increased flexibility for subdividing because of higher density, more traffic, and effect on property values. Affordable housing should be constructed for long-term viability. Landscape buffers should be high enough to provide noise, dust, and view barriers between commercial and residential areas. She provided the Commission with a copy of an e-mail she had written to them.

4. STUDY SESSIONS - Market & Norkirk Neighborhoods Draft Plans and Market Street Corridor Subarea Draft Plan - File No. IV-03-27

A. Transportation Commission Comments (Market & Norkirk)

Mr. Fisher spoke to the transportation issues of the two plans. He began with responses to questions that Commissioners had put to him. The Transportation Commission reviewed functional classifications for some streets between Market & Norkirk Neighborhoods and they did not feel there is a need to change those classifications.

Mr. Fisher said that the Transportation Commission favors retaining bike routes and connecting them. The Transportation Commission would favor adding crosswalks only if there were a median in the road, as on 11th and 12th Streets. Mr. Fisher said that the Transportation Commission feels that, in general, they had no issues with the text or spirit of the Market Plan. There was some discussion.

In response to Mr. Held's question, Mr. Godfrey spoke to the specifications of a collector street. There was discussion.

Mr. Fisher said that the Transportation Commission does not feel that non-motorized connections to Forbes Creek at First and Third are feasible. He expanded on that issue. He said the Commission sees no need to change collector identified in the plan. Mr. Fisher reported that the Transportation Commission discussed cut-through traffic in Norkirk. They received input from the neighborhood on this issue. They felt that Goal N.10 is sufficient to address cut-through traffic. Mr. Fisher said that the Transportation Commission feels that in general, they had no issues with the text or spirit of the Norkirk Plan.

There was discussion regarding the Market Street Corridor Subarea. It was stated that the Market Street Task Force is searching for an acceptable idea that makes important differences in traffic on Market Street during commute times.

Chair thanked Mr. Fisher and Mr. Godfrey for their report.

B. Light Industrial Zone - Norkirk

Ms. Lieberman-Brill referred to her May 17, 2006 memo with attachments, to the Commission. She discussed the Live/Work issue. She said that research revealed that the mixed land use is likely to revert over time to residential uses. Staff's goal is to strive for an industrial base. So, Staff feels it is appropriate to limit the Live/Work option to the historic Kirkland cannery site. There was discussion regarding this matter and land use buffers. Commission concurred that the Live/Work option be eliminated from the light industrial area other than the cannery.

C. Norkirk Working Group Comments

Ms. Lieberman-Brill reported that the Norkirk Working Group met May 17 where two members attended, along with Staff. A comments summary was e-mailed to Commissioners. The Overview includes more content than the preexisting plan. The City Council briefing is scheduled for June 20 whereupon the Plan will come back to this Commission with City Council's comments on June 22. There was discussion regarding the Working Group's comments. Mr. Held and Mr. Gregory offered comments and suggested revisions regarding the Overview that they feel overemphasizes the residential aspect of Norkirk. There was discussion and direction was provided Staff on rewording.

Ms. Lieberman-Brill said that the Working Group felt that the topography should be recognized as serving a transition between the neighborhoods. Commissioners feel that they need additional time to review this issue.

The Planned Area 7 text was addressed by Ms. Lieberman-Brill. There was discussion about the Commercial area language; Staff will come back with some revisions. The Working Group agreed to limiting office use in PLA7B only to the lot on the corner of 4th Avenue and 4th Street where an existing non-conforming office is located.

The Working Group asked that the Industrial Land Use section incorporate existing standards to ensure impacts will be minimized. Proposed new language was discussed. Staff will come back to the Commission with revised text.

No change was suggested by the Working Group on the Transportation Section. The Working Group was cautious regarding the Lot Size topic but wanted continued discussion.

The Working Group wants to learn what the surrounding residents think of the Legislative Rezones at the north end of the neighborhood. Mailed notices will be sent to affected residents in the neighborhood and notices will be posted.

This concludes the Working Group comments.

Chair declared a short break at 8:33 p.m.

Chair reconvened the meeting at 8:45 p.m.

D. Lot Size Discussion (Market & Norkirk)

Ms. Lieberman-Brill continued with her PowerPoint presentation and gave an overview of the three options that would allow reduction of lot sizes in these neighborhoods when specific public benefits can be demonstrated.

The first was the Context Option that would provide equity when dealing with lots that are in proximity to undersized lots. The second is the Historic Option that is meant to preserve historic homes. The third is the Compact Single-Family Option meant to preserve existing small homes and/or allow an incentive to create smaller homes.

Ms. Lieberman-Brill discussed the proposed greater lot size flexibility, referencing color-coded maps. Extensive Commission discussion followed.

The idea of combining various options was explored. ADU's were discussed as well as subdividing and siting of homes. The economics of buying land and building homes was discussed.

Mr. Gregory proposed eliminating the methods discussed in the memo to address the Context Option, but to instead rezone a new limited area to RS 6.0 and implement the Historic and Compact Single Family Options. There was consensus on this idea.

Mr. Shields pointed out various Norkirk Neighborhood lots on the maps. Boundaries for

the new zoning were considered. They suggested that a rezone should be pursued between 2nd Street and the PR zone in the Market Street Corridor, and between 14th Avenue and 8th Avenue. City Council will be giving Staff further direction and public comment will be invited.

Ms. Ruggeri referenced the additional materials packet and pointed out Market Neighborhood lots on the provided map. Commissioners stated they have no interest in the Context Option for the Market Neighborhood.

Historic houses were discussed and ideas were explored as to how to define them. Minimum lot size and house standards were discussed for the Historic option. Commission proposed a 5,000 sq ft minimum lot size. For properties that have at least 12,200 square feet, they proposed a 5,000 sq. ft. minimum lot size for the compact single family option. Staff will provide a spreadsheet for a future meeting of the Commission, demonstrating how these options would work.

Ms. Lieberman-Brill requested comments about the Norkirk Plan. Commission will provide edits to her.

Chair invited public comment on items discussed.

Robert Stonefelt, 901 First Street, supports equity for all residents. Mr. Shields confirmed that the kind of equity Mr. Stonefelt supports would be allowed.

Sharon Parzino, 128 Twelfth Avenue requested clarification on issues discussed by the Commission. She supports rezone to 6.0.

Mike Nykreim, 101 Tenth Avenue, spoke about the State of Washington growth management policy. He supports rezone to 6.0. He wants the Commission to stick to the Comprehensive Plan.

Chair, noting no further request for audience participation, closed public comment.

Mr. Held excused himself from the meeting at 10:29 p.m.

E. Norkirk Plan

Ms. Lieberman-Brill spoke about Planned Area 7B. Under current zoning regulations, property in CBD7 Zone south of 4th Avenue can be redeveloped as residential with mixed commercial use. There is only one office in that area and it is non-conforming. There was discussion and Commission expressed their desire to limit the office option to that one site. Commission commented on language of the plan.

F. Market Street Corridor Subarea Draft Plan

Ms. Ruggeri called the Commission's attention to language changes.

G. Market Plan

Ms. Ruggeri referenced a potential rezone at 1230 and 1250 4th Street West, as described in Commission's packet. Staff recommends that it be left at PR 3.6. Commission concurs. She also questioned whether Policy M 7.3 should be left in the



KIRKLAND PLANNING COMMISSION
June 22, 2006

1. **CALL TO ORDER/ROLL CALL - 7:00 p.m.**

Members Present: Matthew Gregory, Carolyn Hayek, Andy Held, Janet Pruitt
(Chair), Kiri Rennaker, and Karen Tennyson.

Members Absent: Byron Katsuyama.

Staff Present: Eric Shields, Paul Stewart, Joan Lieberman-Brill, and Angela
Ruggeri.

2. **ANNOUNCEMENT OF AGENDA - 7:00 p.m.**

3. **REQUESTS FROM THE AUDIENCE - 7:00 p.m.**

Chair invited public comment regarding items not on the agenda.

Per-ola Selander, 10830 101th Avenue NE, encouraged the Commission to look
at the soul of Kirkland, made up of diverse houses and neighborhoods.

Hearing no further requests, Chair closed public comment.

4. **PUBLIC HEARINGS - None**

5. **STUDY SESSIONS - 7:04 p.m.**

A. Norkirk Neighborhood Draft Plan - File No. IV-03-27 - 7:04 p.m.

It was reported by Ms. Lieberman-Brill that Staff would review the Norkirk
Neighborhood issues and Draft Plan, the Market Street Corridor Subarea
Draft Plan, and Market Neighborhood issues and Draft Plan. Prior to the
meeting, she had provided the Commission with a memorandum dated June
14, 2006 on this subject.

Ms. Lieberman-Brill summarized City Council's comments regarding related
subjects. Regarding the **Industrial Zone**, Council upheld the direction of
the Planning Commission:

- to continue to maintain the established focus of the LIT Zone in the entire
area,

- to change to an office focus at slightly increased height (40' above average building elevation, allowing three stories of office with parking underground), south of 7th and west of 8th, and
- to allow live/work lofts or other uses identified in the Kirkland Cultural Council Study at the Kirkland Cannery to encourage retention of the historic structure.

Staff will need Commission's direction as to how to implement the changes indicated. Ms. Lieberman-Brill said that Staff will provide follow-up drafts and information by the August 10 meeting.

Chair invited comments from the audience.

Robert Stonefelt, 901 First Street, Kirkland, reported that he supported the Planning Commission on various points, at the City Council meeting. He appreciates Staff and the Commission.

Sharon Parzino, 128 Twelfth Avenue, said she and her neighbors feel the Commission has bent over backwards to address everyone's issues regarding lot size in Norkirk. She feels citizens should be educated to understand the maps and Zoning Code.

There being no further comment, comments were closed. Commission discussed the Industrial Zone and directed Staff to implement these few changes through special regulations in the LIT Zone to allow increased height for office use south of 7th Avenue and west of 8th Street.

Ms. Lieberman-Brill reported that regarding **Lot Size**, a majority of Council wants to go forward with the rezone of a limited area. Council asked that the Commission proceed with caution and measure public's acceptance during a public hearing that will occur in September. Council is concerned that the resulting dwelling units be compatible with the neighborhood.

Ms. Lieberman-Brill reported that Council wants to go forward with the **Historic Preservation Option** and feels that the Commission is very creative in dealing with issues before them, trying to preserve historic structures.

Council wants to go forward with the **Compact Single Family Option**. Ms. Lieberman-Brill opened discussion regarding each option to gain feedback from the Commission so that Staff can bring back policies for Commission's approval on August 10. Implementation regulations for this option will be written after the September public hearings for the Historic Preservation and Compact Single Family Options.

Ms. Lieberman-Brill reviewed that, for the Historic Preservation Option, the

existing subdivision flexibility standards should not apply. There was Commission and Staff discussion about this option. This option would allow lots of at least 10,000 square feet with a historic structure to divide into two 5,000 square foot lots as long as the historic structure is retained on one of the lots.

The **Compact Single Family Option** was addressed. Council is supportive of going forward with this option and want to hear what the public has to say about this. Mr. Shields commented on the Council's reaction to options presented. There was extensive discussion regarding the minimum lot size and other suggestions about what may be included in this option.

Commissioners reviewed their views on lot size and FAR.

Mr. Shields summarized the majority opinion. Staff will develop policy based on Commissioners' views. The majority support a 12,000 square foot lot divided into 2, with one lot remaining 7,200 square feet, and a second lot of 4,800 sq ft, with a FAR of .3 or .4. They confirmed that the existing subdivision flexibility standards should not apply, and that their intent is to both promote smaller dwelling units and promote more affordable housing.

Ms. Lieberman-Brill referenced the memo and maps for presentation on the **Context Option**. She questioned the Commission on several points on which they provided direction:

- a. Determine the area that should be identified for the rezone proposal - Chair Pruitt discussed this and presented rationale to support that it would be best to **cut off the northern boundary at the alley between 12th & 13th**. Commissioners concurred.
- b. Should the rezone be to RS 6,000? **Yes, or 6,300 square feet with 10% flexibility.**
- c. Would FAR be .5? **Yes**
- d. Would all other Single-Family regulations apply to this new zoning classification? **Yes**
- e. Would subdivision flexibility standards apply? **Yes**

Ms. Lieberman-Brill reported that City Council agreed with all other direction for the Norkirk Neighborhood plan update. She asked Commission for further comments about the plan draft.

Commission went through the plan, page by page, and commented on substantive changes that they would like Staff to make on the Goals and Policies. Grammatical corrections, if any, will be forwarded to Staff in writing. Commissioners' questions were addressed.

Commissioner Rennaker related the beauty of Palo Alto, California's treescape and suggested that such a plan would benefit Kirkland while

allowing diversity in housing. Mr. Shields related Kirkland's history regarding sidewalk and parkway requirements. Commission discussed this matter.

Chair invited public comment.

Sharon Parzino thanked the Commission for all the work on this matter. She thinks subdividing her property is a property rights issue and wonders what public acceptance has to do with it. Mr. Shields answered her question stating that, in order to make this happen, the law would have to change and the people who make the change must believe that it is in the community's best interest to do so.

Robert Stonefelt thanked the Commission for their thorough work.

Eric Eng, 433 Seventh Avenue, commented about square footage and provided the Commission with some calculations on the Compact Single Family option.

Per-ola Selander said he does not favor subdividing but loves diversity. He related his travel experiences and observation of elements in other cities. He favors treescapes and does not think ADUs are working.

Chair declared a short break.

Chair reconvened the meeting at 9:27 p.m.

B. Market Street Corridor Subarea Draft Plan - File No. IV-03-27 - 9:27 p.m.

Chair invited public comment. There was none.

Ms. Ruggeri said that City Council did not have any comments regarding this matter. She referenced her June 14 memo to the Commission and reviewed the Market Street Corridor Subarea Draft Plan. She heard Commission comments and discussion regarding goals and policies of Attachment 2. Changes were suggested.

Chair invited public comment. There was none.

C. Market Neighborhood Draft Plan - File No. IV-03-27 - 9:50 p.m.

Chair invited public comment.

Thelma Shanks, 815 18th Avenue W, spoke regarding the zoning west of Market subdividing properties. She requests support for her desire to make

use of her large lot through the Compact Single Family Option.

Chair, hearing no further comment from the audience, closed public comment.

Ms. Ruggeri reported regarding the Council meeting on the Draft Market Neighborhood Plan. They agreed that Staff should continue to study the Historic and Compact Single Family Options, not to do anything with the Context Option, and to go ahead with the three rezones talked about in the past. She reviewed lot sizes for various Options. There was discussion among Commission and Staff and changes in the Draft were suggested.

There was discussion regarding qualification of homes as "historic" and criteria to so qualify on the National and State register.

Chair led a page-by-page review of the updated Market Neighborhood Plan Draft. Staff received suggested changes.

Ms. Ruggeri related the upcoming calendar:

- August 10 Planning Commission study session
- September 14 public hearing for Market
- September 21 public hearing for Norkirk
- October 12 Planning Commission
- November 7 City Council study session
- December 19 Plan adoption by City Council

Chair invited public comment. There was none.

6. **UNFINISHED BUSINESS** - 10:38 p.m. - None.
7. **NEW BUSINESS** - 10:38 p.m. - None.
8. **READING AND/OR APPROVAL OF MINUTES** - 10:38 p.m.

A. May 11, 2006

The following corrections were noted:

- substitute Andrew Held's name for Tom Hodgson under Roll Call
- correct spelling on Ms. Ruggeri's name, Page 2
- reword first sentence in Fifth Paragraph, Page 3

Minutes were approved as corrected.

9. **TASK FORCE REPORTS** - 10:40 p.m.

Commissioner Tennyson reported that she attended the 85th Street Action Team

Meeting where they talked about the new improvements that are going in. Ellen Miller-Wolfe spoke to the Action Team about economic development.

Ms. Tennyson also reported that the playground has been built. Ms. Rennaker and Mr. Held helped build it. It is being well utilized by neighborhood children.

Mr. Shields reported that the developers for Totem Lake Mall have a residential partner and are moving ahead with that project. It is anticipated that the design conference will take place in September with the project to begin construction next summer.

10. **ADMINISTRATIVE REPORTS - 10:44 p.m.**

- A. City Council Actions - None.
- B. Hearing Examiner Actions - None.
- C. Public Meeting Calendar Update - None.

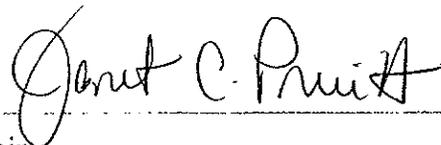
11. **COMMENTS FROM THE AUDIENCE - 10:45 p.m.**

Chair invited further public comment.

Per-ola Selander supports pitched roofs. He asked whether Juanita Neighborhood is "one" or "two". Mr. Shields said there are two neighborhoods in City documents but it is seen as one neighborhood by the City. He favors keeping it as two because there are two distinctive and different areas. He asked when Juanita Neighborhood is coming up for review. Staff reported that review of this neighborhood is three to four years in the future.

As there was no further audience comment, Chair closed public comments.

12. **ADJOURNMENT - 10:49 p.m.**



Chair
Kirkland Planning Commission



KIRKLAND PLANNING COMMISSION
August 17, 2006

1. **CALL TO ORDER/ROLL CALL - 7:00 p.m.**

Members Present: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, and Karen Tennyson.

Members Absent: Kiri Rennaker.

Staff Present: Joan Lieberman-Brill, Angela Ruggeri, and Paul Stewart.

2. **ANNOUNCEMENT OF AGENDA**

3. **REQUESTS FROM THE AUDIENCE** (Limited to 3 Minutes)

Michelle Sailor, 145 5th Ave West. Has several issues on Waverly with vehicles speeding.

Commissioner Kiri Rennaker joined the meeting.

4. **PUBLIC HEARINGS**

5. **STUDY SESSIONS**

A. **Market Neighborhood Plan and Market Street Corridor Subarea Plan - File No. IV-03-27**

Reviewed plan revisions and zoning code amendments in preparation for public hearing on September 14.

Provided direction on plan and zoning amendments.

The Chair asked for Public Comment regarding The Market Neighborhood Plan and Market Street Corridor Subarea Plan.

1. Thelma Shanks, 815 18th Ave West. Spoke in favor of small lot/single family option.

Market Neighborhood Plan.

Angela Ruggeri summarized the changes that have been made during the last meeting, and suggestions for how to proceed for this meeting.

Commission discussion on historical value of log cabin, and historic preservation in general.

Mr. Stewart added that Historic Preservation would be discussed city wide next year.

Commission discussion and offered changes to items one and two, *Market Overview and Vision Statement*.

Commission discussion and offered changes to item three *Historic Context*.

Commission discussion on the detailed content of regulations.

Mr. Stewart clarified the intent of having this degree of detail on regulations. Board discussion.

Joan Lieberman-Brill clarified on the reason for including zoning regulation details in this comprehensive plan policy.

Ms. Ruggeri suggested to keep it as is, and come in and make adjustments next year.

No changes or discussion on item four *Natural Environment*.

Commission discussion and offered changes to item five *Land Use*.

Commission discussion and offered changes to item six *Transportation*.

Clarification on the passage regarding neighborhood access and a neighborhood access study.

Commission discussion and offered changes to item seven *Open Space/Parks*.

No changes or discussion on item eight *Public Services/Facilities*

Commission discussion and offered changes to item nine *Urban Design*.

Mr. Stewart responded to commission question regarding alley access. Ms. Lieberman-Brill commented on a conversation she had with Eric Shields on this subject.

Ms. Ruggeri suggested they include this potential Zoning Code amendment on the agenda for next year.

Ms. Lieberman-Brill suggested ways to verbalize this issue during the public hearing.

Market Street Corridor Subarea Plan.

Commission discussion and offered changes on item one *Overview*.

Commission discussion and offered changes to item two *Vision Statement*.

Commission discussion and offered changes to item three *Historic Context*.

Commission discussion and offered changes to item four *Land Use*.

Commission discussion and offered changes to item five *Transportation*.

Commission discussion and offered changes to item six *Urban Design*.

The Chair invited public comment. There was none.

This concludes discussion on the Market Neighborhood Plan and Market Street Corridor Subarea Plan.

The Chair called for a break at 8:48 p.m.

The meeting reconvened at 8:57 p.m.

B. Norkirk - File No. IV-03-27

Reviewed plan revisions, discussed land use patterns, the Industrial Zone, Planned Area 7, and reviewed zoning code amendments in preparation of public hearing on September 21. Provided direction on plan, zoning amendments, and discussion issues.

The Chair asked for public comment.

1. Robert Stonefelt. 901 1st St, Kirkland. He spoke in favor of the zoning proposal on density.
2. Mike Nykreim 101 10th Ave. He feels that the City is not correctly reporting building activity numbers to King County and the State and we are not meeting Growth Management goals.
3. Sharon Parzino, 128 12th Avenue. Commented in opposition to the small lot single family lot size threshold change that would allow a 12,000 square foot lot to be divided into one 7,200 and one 4,800 square foot lot as she could not see any purpose in making the change.

There were no other comments.

Joan Lieberman-Brill began her presentation of the Norkirk Neighborhood Plan. She described the revised boundry of the area considered for a rezone from RS 7.2 to RS 6.3, and details of the rezone proposal.

The discussion will begin with Land Use Patterns, Industrial Zone, and Planned Area 7 topics. This will be followed by discussion on the draft Norkirk Plan.

Commission discussion on proposed zoning changes.

Ms. Lieberman-Brill confirmed that they will be getting public comment on this whole package during the September 21st public hearing.

Ms. Lieberman-Brill asked for Commission direction on Historic preservation.

Ms. Lieberman-Brill summarized previous discussions on the Small Lot, single family option.

Commission discussion and offered changes to Small Lot, Single Family Option.

Ms. Lieberman-Brill clarified the suggested changes to Small Lot, Single Family Option.

Commission discussion on Industrial Zone.

Ms. Lieberman-Brill gave a brief update of plans for the Cannery Site.

Ms. Lieberman-Brill gave an overview of Planned area 7 zone.

Commission discussion on Planned Area 7 zone.

Ms. Lieberman-Brill asked Commission if there were more edits, and clarified that there could still be changes to the language as needed.

Ms. Lieberman-Brill discussed a call she received regarding the American Legion Building (currently houses the Greek Orthodox Church) and a request for a possible rezone.

Commission discussion on the zoning around this property.

Commission decision not to make any zoning changes for this property.

The Chair asked for more public comment.

1. Robert Stonefelt, 901 1st St, Kirkland. Commented that he would like the Commission to recommend approval of the change to 6.3 zoning and not refer to the 12,000 square foot threshold, but instead use the 12,200 square foot size threshold for the small lot single family option.

2. Sharon Parzino, 128 12th Ave, Kirkland. Reiterated her previous comments and recommended approval of the 6.3 zoning and not give the City Council another size threshold (i.e. the 12,000) for the small lot single family option. Smaller lots is not an option.

3. Mike Nykreim, 101 10th Ave, Kirkland commented in favor of the 6.0-6.3 rezone proposal for the Norkirk area.

6. UNFINISHED BUSINESS

- 7. **NEW BUSINESS**
- 8. **READING AND/OR APPROVAL OF MINUTES**
None.
- 9. **TASK FORCE REPORTS**
- 10. **ADMINISTRATIVE REPORTS**

- A. City Council Actions

- (1) Floor Area Ratio Study Session

- Commission discussion.

- B. Hearing Examiner Actions

- C. Public Meeting Calendar Update

- 12. **ADJOURNMENT - 10:41**

Motion to Adjourn

Moved by Karen Tennyson, seconded by Andy Held



Chair
Kirkland Planning Commission



KIRKLAND PLANNING COMMISSION
September 14, 2006

DRAFT

1. **CALL TO ORDER/ROLL CALL - 7:00 p.m.**

Members Present: Caryolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson.

Members Absent: Matthew Gregory.

Staff Present: Eric Shields, and Angela Ruggeri.

2. **ANNOUNCEMENT OF AGENDA**

3. **REQUESTS FROM THE AUDIENCE - None.**

4. **PUBLIC HEARINGS**

A. Market Neighborhood Draft Plan and Market Street Commercial Corridor Subarea Draft Plan, File number IV-03-27.

Opened the public hearing and took public comment on the Market Neighborhood Draft Plan, Market Street Commercial Corridor Subarea Draft Plan and related zoning changes.

Angela Ruggeri gave a brief presentation and provided background on the Market Neighborhood Plan.

Ms. Ruggeri reviewed three policies; the historic preservation option, small lot single-family option and innovative housing.

There are two possible rezones that go with this plan. One is to change the zoning of the lots at 805 and 815 14th Avenue West from RS 12.5 to RS 8.5. Changing the zoning would bring these two lots into conformance with other lots in their area. The parking lot next to 1611 Market Street proposal is to rezone the parking lot to PR 3.6 to match the adjacent lot at 1611 Market Street which is under the same ownership.

Ms. Ruggeri discussed the proposal to have a Market Street Commercial Corridor Subarea Plan similar to the 85th Street Plan that specifically works with that street. The plan would maintain the development pattern of office and multi-family and designate a historic district. She further described the plan adoption and implementation of the plan including timelines for future meetings.

The Chair addressed the audience and invited public comment.

1. Brent Anderson, 2047 Rosepoint Lane. Concerned about how few people are at the meetings. Sceptical of the motivation of the Commission. Doesn't understand changing zone to accomodate one owner for one property.

2. Laurence Spurgeon, 1021 5th Street West. From the first meeting in March 2004 the residents of the Market Neighborhood have been against rezoning that adds commercial areas. If there is rezoning, they ask to have entrances off of Market Street. Keep the business travel out of the neighborhoods.

3. Danielle Sanine, 315 8th Avenue West. Feels that the plan is still vague. Was involved with the neighborhood action committee. Joining multiple neighborhood plans together to be revised at the same time was problematic. Need to encourage more neighborhood notification and involvement.

Commissioner Held commented in response to this public comment. Also noted that more public hearings and public comment opportunities are forthcoming.

3. Mack Linton, 1825 9th Street West. New to the neighborhood. Commented on the small lot option. Feels things are too crowded.

Chair asked for more public comment.

4. Bill Anspach, 934 6th Street South. Is the owner of property under scrutiny at 1230 and 1250 4th Street West. Discussed the history with his property. Due process has been done and feels this situation should be dropped from any further study.

Angela Ruggeri commented about Mr. Anspach's property and some similar properties near Market Street. Noted previous discussions on why all of those properties were not considered for rezone from PR 3.6 to RS 7.2.

Ms. Ruggeri submitted two comment letters from the public.

The Chair began discussion on Market Neighborhood Plan. Suggestions were made to clarify wording.

Discussion on Market Street Commerical Corridor Subarea Plan. Suggested changes to wording for the plan. Commission discussed option of obtaining public opinion surveys for future neighborhood plans.

Chair invited public comment. There were no comments.

Motion to close verbal public comment tonight and extend written public comment to October 12, 2006 but to encourage people to submit comments by October 3, 2006.

Moved by Karen Tennyson, seconded by Caryolyn Hayek

7. **READING AND/OR APPROVAL OF MINUTES - None.**

8. **TASK FORCE REPORTS**

Commissioner Karen Tennyson commented on the Affordable Housing Conference she attended.

9. **ADMINISTRATIVE REPORTS**

A. City Council Actions

Mr. Shields discussed a budget request for an additional position at City Hall for public outreach.

Downtown Action Team proposal to approve additional budget to update the strategic plan which included a list of potential issues.

B. Hearing Examiner Actions - None.

C. Public Meeting Calendar Update

Chair asked for clarification about the Shoreline Master Program Forums that are scheduled for this month.

December 28th Planning Commission meeting has been cancelled.

Discussion of October 12th Planning Commission meeting agenda. It may be difficult to consider all three items currently listed.

10. **COMMENTS FROM THE AUDIENCE - None.**

11. **ADJOURNMENT - 8:45 PM**

Chair
Kirkland Planning Commission



KIRKLAND PLANNING COMMISSION
September 21, 2006

DRAFT

1. **CALL TO ORDER/ROLL CALL - 7:00 PM**

Members Present: Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson.

Members Absent: Matthew Gregory.

Staff Present: Paul Stewart, Joan Lieberman-Brill, and Angela Ruggeri.

2. **ANNOUNCEMENT OF AGENDA**

3. **REQUESTS FROM THE AUDIENCE - None.**

Chair asked for comments from the audience on items other than the Norkirk Neighborhood Plan or Market Street Subarea Plan.

4. **PUBLIC HEARING**

- A. **Norkirk Neighborhood Plan - File Number IV-03-27.** Took public comment on the Norkirk Neighborhood Draft Plan and related zoning changes, and the Market Street Commercial Corridor Subarea Draft Plan. Provided staff with direction. Joan Lieberman-Brill provided background information on the Norkirk Neighborhood Update Project.

Ms. Lieberman-Brill discussed the key issues of the Norkirk Neighborhood Plan, beginning with key issue #1 pertaining to boundry changes at the middle of Market Street and between the Norkirk and South Juanita neighborhoods.

Ms. Lieberman-Brill discussed key issue #2; rezone to RS 6.3, small lot single-family option, Historic Preservation option, policy allowing alternative residential development options to provide housing choices in low density zones within the Norkirk neighborhood.

Ms. Lieberman-Brill discussed key issue #3; Industrial zone and planned area 7. In the industrial area, offices would be encouraged south of 7th Avenue and west of 8th street and an additional five feet in height would be allowed going from 35 feet previously to 40 feet. In PLA 7, standards that have outlined their usefulness would be eliminated adjoining detached dwelling units since that area primarily is a multifamily zone.

Ms. Lieberman-Brill discussed key issue #4; pedestrian routes and cross Kirkland Trail. Pedestrian and bike routes were identified.

She also noted two other city initiated rezones included with the Norkirk Neighborhood Plan. The City is proposing the rezones to bring the zoning in consistency with the predominate RS 7.2 zoning in the neighborhood.

Ms. Lieberman-Brill discussed the Market Street Commercial Corridor Subarea Plan key issues which are mainly to take into account the commercial nature of the Market Street Commercial Corridor between the Norkirk and Market neighborhoods. The key issues are to maintain the development pattern of office and multifamily along the corridor, to designate a historic district, to provide design review for new historic district and review zoning regulations and appropriate retail use.

Ms. Lieberman-Brill also discussed two new private amendment requests. The first is to allow mixed use commercial development in the RS 7.2 zone and the other is to allow limited auto sales in the LIT zone.

Ms. Lieberman-Brill introduced Ellen Miller-Wolfe, Economic Development Manager for the City of Kirkland, to address the limited auto sales proposal.

Ms. Miller-Wolfe gave an overview of why this city initiated rezone should be considered. The Green Car Company is located in Totem Lake and is looking to expand. They are the only North American distributor of smart car and also run an environmental education center. The Green Car Company is also a provider of sales.

Ms. Lieberman-Brill resumed her presentation with a timeline for plan adoption and implementation, and she gave the staff recommendation regarding the timeline for obtaining public comment.

The Chair asked for public comment.

1. Susan Fahnstock, 11630 Slater Ave. NE, #3, founder of the Green Car Company and Norkirk resident. Spoke in favor of rezone. She pointed out that The Green Car Company does not have retail displays, balloons, streamers, etc.
2. Pete Bartnick, 313 11th Place. Asked for clarification of the small lot single family option. Felt the plan really addressed the future of Norkirk and is thrilled with the recommendations.
3. Manny Mankowski, 1510 5th Place. Commented on the character of Norkirk as a 27 year resident and feels it has lost its character. Wishes for smaller homes.
4. Mary Redmayne, 1843 3rd Street. Would like to see stronger language on cut through traffic. Unhappy with the increased density. Commented on the Green

Car proposal and would like the Commission to do something visionary.

5. Greg Slayden, 1314 4th Place. Questioned FAR. Expressed support for points that address house size. Encouraged Commission regarding the Cross Kirkland Trail to preserve the corridor as a rail corridor.

6. Timothy Onders, 9825 Forbes Creek Drive. Commented on neighborhood boundaries. Requests their home be included in Norkirk neighborhood rather than South Juanita neighborhood.

7. Tracy Hendershott, 1314 4th Place. Commented on rezoning, railroads, and traffic. Encouraged by proposed language for small houses in the draft.

8. Tom Sherrard 558 20th Avenue. Concerned with rezone of his property. In favor of smaller homes for diversity of housing sizes.

9. Judi Radloff, 504 19th Place. Spoke against proposed rezone of property at 6th Street & 20th Avenue. Supports innovative housing. Does not want development on the bluff over Forbes Creek.

10. Krista Kanale-Fay, 1334 2nd Street. Supports innovative housing and cottage houses but is against the idea to have common walls. Spoke in favor of the 12,200 square foot option. Also, traffic in the neighborhood is very disturbing.

11. Armene Wegener, 1325 1st St. Questioned if developers will increase the height of homes if required to make them smaller. Spoke against the common walls.

12. Ardell Della Loggia, 127 10th Ave. Does not think it is fair to exclude ADU's from FAR. Commented that it's difficult to find small lots.

13. Ed Irwin, 1917 6th St. Spoke in favor of keeping the railroad. In favor of the Green Car Co. Not in favor of attached housing or duplexes. Against rezoning Sherrard property. Cottage Housing doesn't provide affordability. Commented on behalf of his wife who has concerns with the traffic and feels the roundabouts do not seem to be working.

Commission addressed the audience to clarify the term innovative housing and also traffic calming.

14. Tim Olson, 1571 3rd Street. Spoke regarding small lot single-family option. The incentive for developers to construct a small house may not be there.

15. Mike Nykreim, 101 10th Avenue. Stated that it is possible to have good designs on small lots and make them affordable too. Feels there are good ideas in the plan.

16. Bill Gauthier, 912 1st Street. Owns a 4,000 square foot home on a 6,300 square foot lot. Affordability is a relative term.

17. Robert Stonefelt, 901 1st Street. Supports rezoning to RS 6.3.
18. Bob Martin, 1918 4th Place. Spoke in favor of the rezone.
19. Perola Selander, 10830 101st Avenue NE. Opposes the neighborhood boundry adjustment from Norkirk to Juanita. Happy to hear people discussing the look and feel of the neighborhood and traffic calming issues.
20. Jill Thomsen, 1312 1st St. Concerned about the rezone and how increasing the density will impact the traffic.
21. Neil Sadis, 1530 2nd Street. In favor of rezoning and preserving historic sites.
22. Jill Thomsen spoke again to ask commission why the rezone to RS 6.3 is changed at the half block. Commission responded.
23. Sharon Parzino, 128 12th Avenue. Noted that this has been a two year process rather than one year as noted previously by the Economic Development Manager. Appreciates the Commissions consideration of the process. In favor of the rezone.
24. Krista Kanale-Fay clarified concerns regarding traffic.
25. Pam Jordan, 307 9th Ave. Lives in a historic home that is under 800 square feet. Questioned whether the Commission feels her house is of historical value and worth keeping because they have considered remodeling like others in the area.
26. Tracy Hendershott, 1314 4th Place. Spoke again regarding quality of house materials.
27. Pete Bartnick, 313 11th. Spoke to Pam Jordan regarding her historic home Likes the idea of ADU's, but not big ADU's in the front.
28. Tim Olson, 1571 3rd Street. Spoke about historic homes and the traffic calming measures in Norkirk. Was on the original task force to develop the current traffic calming devices. Commented that you can't control the behavior of drivers.
29. Bill Gauthier spoke again to question the commission on how many lots are involved.
30. Mary Redmayne spoke again about traffic.

The Chair called for a break - 8:59 PM

The meeting was reconvened at 9:12 PM.

The Chair asked for instruction. Commission discussed and offered changes to item one, Norkirk Overview. Offered no changes to item two, vision statement. Discussed item three, Historic Context.

X Ms. Ruggeri suggested changes to mirror changes made to Market Plan. The Commission discussed item four, Natural Environment, and rezone of property.

Commission discussed and offered changes to item five, Land Use and offered changes to planned area 7.

Ms. Lieberman-Brill responded to commission questions regarding the allowance of the Green Car Company.

Continued discussion on LIT and offered changes to item six, Transportation.

Commission requests to add language in 3.2 to rezone to 6.3 to match existing lot sizes. Identified preferred routes to the neighborhood to and from city facilities.

Discussion of Open Space/Parks. No changes to item eight Public Services/Facilities. Discussion on item nine, Urban Design. Commission offered changes to the neighborhood boundary between Norkirk and South Juanita. Commission did not make any changes to the Market Street Corridor Plan since changes have already been offered during the previous Planning Commission meeting.

Commission questioned the issue of primary route to City Hall. Staff responded. Continued discussion on the Green Car Company PAR and whether it should be considered at this late date.

Susan Fahnestock questioned why the Green Car Company doesn't have the car sales portion of the business in Totem Lake and the repairs portion in the LIT zone. Susan Fahnestock responded. The Commission continued discussion on LIT zone.

Ms. Miller-Wolfe addressed the Commission regarding their concern that retail may trump other industrial uses like fueling stations, etc. Staff responded to questions of the Commission.

Commission agrees to allow the Green Car Company to be considered at a future meeting.

Motion to continue the public hearing to October 12, 2006 and to close the hearing for oral testimony.

Moved by Andy Held, seconded by Karen Tennyson

Motion to schedule a public hearing on October 12, 2006 to obtain public comment on the proposal to allow limited automobile use and sales in LIT zone.

Moved by Carolyn Hayek, seconded by Matthew Gregory

Mr. Stewart suggested the order in which the Commission should hold the

hearings should be to hear the Market Street Neighborhood Plan first, then Norkirk neighborhood followed by the LIT zone and Zoning Code on October 12th.

5. **STUDY SESSIONS** - None.
6. **UNFINISHED BUSINESS** - None.
7. **NEW BUSINESS** - None.
8. **READING/APPROVAL OF MINUTES** - None.
9. **TASK FORCE REPORTS**

Ms. Hayek discussed Downtown Action Team and her role as chair.

10. **ADMINISTRATIVE REPORTS**

Chair reminded commissioners of the need to use the queing system when commenting.

A. City Council Actions

FAR study session to be discussed during City Council meeting on September 26th.

B. Hearing Examiner Actions - None.

C. Public Meeting Calendar Update

* Council Study Session on FAR Regulations - Sept. 26 at 7:00 PM

* Public Forums on Shoreline Master Plan - Sept 18th and Sept 30th

* No meeting on September 28th

Mr. Stewart encourages commissioners to attend the Shoreline Master Program meeting Sept. 30th, 8:30 AM.

11. **COMMENTS FROM THE AUDIENCE** - None.
12. **ADJOURNMENT** - 11:00 PM

Chair
Kirkland Planning Commission



KIRKLAND PLANNING COMMISSION
October 12, 2006

DRAFT

1. **CALL TO ORDER/ROLL CALL - 7:01 PM**

Members Present: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, and Kiri Rennaker.

Members Absent: Karen Tennyson, Vice Chair.

Staff Present: Joan Lieberman-Brill, Ellen Miller-Wolfe, Economic Development Manager, Angela Ruggeri, Eric Shields, and Paul Stewart.

2. **ANNOUNCEMENT OF AGENDA**

3. **REQUESTS FROM THE AUDIENCE**

None.

4. **PUBLIC HEARINGS**

A. **Miscellaneous Zoning Code Amendments, File No. ZON06-00001.** Continue the public hearing on, and further consideration of, proposed zoning code amendments.

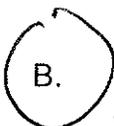
Due to the full agenda, the Chair asked for a motion to move the public hearing on Miscellaneous Zoning Code Ammendments. The Chair asked for public comment first, there were none.

Motion to Continue to continue the public hearing on, and further consideration of, proposed zoning code amendments.

Moved by Matthew Gregory, seconded by Andy Held

Vote: Motion carried 6-0

Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, and Kiri Rennaker.



B. **Market Neighborhood Draft Plan and Market Street Commercial Corridor Subarea Draft Plan, File No. IV-03-27.** To considered the additional written comments received since the 9/14 meeting on the two plans and the related zoning changes, and to finalize the Commission's recommendation to the City Council.

Mr. Stewart responded to Commission questions regarding point of order procedure.

Karen Tennyson, Vice Chair, joined the meeting.

Angela Ruggeri presented the written comments that had been received since the September 14th meeting. The Chair closed the hearing to further public comment.

Commission discussion on the Market Neighborhood Draft Plan.

Motion to Approve Market Neighborhood Draft Plan File No. IV-03-27
Moved by Karen Tennyson, Vice Chair, seconded by Matthew Gregory

Commission discussion on the Market Neighborhood Draft Plan.

Vote: Motion carried 7-0

Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Ms. Ruggeri asked the Commission to consider each zoning change, starting with 805 & 815 14th Ave West.

Motion to Recommend the zoning change on 14th Avenue West.

Moved by Carolyn Hayek, seconded by Karen Tennyson, Vice Chair

Vote: Motion carried 7-0

Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to Recommend the rezone at 1611 Market Street of the parking lot.

Moved by Carolyn Hayek, seconded by Matthew Gregory

Vote: Motion carried 7-0

Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Commission discussion on Market Street Commercial Corridor Subarea Plan. Ms. Ruggeri pointed out slight changes that have been made.

Commission discussion on transportation.

Motion to Recommend adoption of Market Street Commercial Corridor Subarea Plan to Council as written with the edits.

Moved by Kiri Rennaker, seconded by Carolyn Hayek

Vote: Motion carried 7-0

Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet

Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Ms. Ruggeri discussed the timeline of the Market Neighborhood Plan. The recommended plan will be presented to City Council on November 21, followed by Plan adoption in December. The Code Amendments will be discussed after the first of the year.

Mr. Shields added that the Commission should also discuss how these plans will be presented to City Council.

C. Norkirk Neighborhood Proposal to allow limited automobile sales in the LIT Zone File No. IV-03-27

The Chair asked the Commission to consider the Norkirk Neighborhood Draft Plan and the Proposal to allow limited automobile sales in the LIT at the same time.

Mr. Shields clarified that the public hearing for the Norkirk Neighborhood Plan is closed, but the public hearing regarding limited automobile sales in the LIT zone is still open as it was continued from the previous meeting.

Joan Lieberman-Brill began her presentation on the Norkirk Neighborhood Plan. She summarized the schedule they would follow on their recommendation to City Council for the Norkirk Neighborhood Plan.

Ms. Lieberman-Brill began her public hearing overview of the Automobile Sales Proposal in Norkirk LIT Zone.

Ms. Lieberman-Brill summarized the plan, and was available for questions.

Ms. Lieberman-Brill responded to questions regarding signage.

Ellen Miller-Wolfe, economic developer for the City of Kirkland began her presentation on the proposal to allow limited automobile sales in the LIT zone, specifically the Green Car Company.

Ms. Miller-Wolfe responded to questions regarding green businesses.

Ms. Lieberman-Brill concluded her presentation. She reminded the Commission of the written comments that were received on those aspects of the plan other than the automobile sales proposals and should be considered along with the public comments to be heard tonight.

The Chair invited public comment on Limited Auto Sales in the LIT zone.

1. Don Fahnstock of the Green Car Co., 1225 5th Place. Spoke for allowing limited auto sales in the LIT zone.
2. Jim Bowman of the Green Car Co., 630 Kirkland Way. Spoke for allowing limited

auto sales in the LIT zone.

3. Greg Rock of the Green Car Co., 7351 23rd Avenue, Seattle. Spoke for allowing limited auto sales in the LIT zone.

4. Susan Fahnstock of the Green Car Co., 1225 5th Place. Spoke for allowing limited auto sales in the LIT zone.

Ms. Fahnstock responded to questions of the Commission.

5. Pher Holmberg, 1130 8th St (business address). Had clarifying questions regarding the operations practices of limited auto sales. Is undecided on allowing limited auto sales in the LIT zone.

Mr. Holmberg responded to questions from the Commission.

Ms. Fahnstock responded to Mr. Holmberg's and Commission's questions and concerns regarding the business activity.

Pher Holmberg commented on the current signage in the area. Also questioned the cars that are currently on the property.

6. Ginger Merrill, 619 9th Avenue. Asked for clarification on the location of the LIT zone, and where this business would like to be located. No comment on the limited auto sales in the LIT zone.

7. Jim Henwood, 7416 NE 122nd St, Kirkland. Spoke on behalf of his son, Jay Henwood, who lives at 1313 5th Street. Spoke against opening the LIT zone to retail.

8. Peter Primeau, lives in Bellevue but owns property (615 7th Ave.) in the LIT zone. Spoke for allowing limited auto sales in the LIT zone.

9. Per-ola Selander, 10830 101st Ave NE. Spoke for allowing this type of limited retail in the LIT zone.

Mr. Shields had responses to some of the issues that were raised during public comment. He described the different uses in this zone, and the signage/lighting that are currently allowed.

Ms. Lieberman-Brill summarized the SEPA study that was done.

Commission discussion on traffic.

Commission discussion on zoning code language.

Planning staff responded to questions of the Commission regarding limitations to current businesses on allowable retail sales.

Commission discussion on use zone chart, and how green companies could be

encouraged.

Mr. Shields suggested options to include a green zone into the use zone chart.

Commission discussion on attracting other green businesses.

Ms. Fahnestock responded to Commission questions on the impact of waiting six months or more in order for the Commission to refine the use zone chart.

Commission and staff discussion on LIT zone uses, and introduction of retail to this area.

Commission and staff discussion regarding options for adopting interim zoning code.

Ms. Miller-Wolfe responded to comments regarding the choice of location of The Green Car Company.

Commission further discussion on limited retail in the LIT zone.

Mr. Shields addressed Commission comments with ideas of how to proceed in order to allow this use.

Commission discussed ways to proceed.

Motion to close the public hearing on the Norkirk Neighborhood Proposal to allow limited automobile sales in the LIT Zone.

Moved by Andy Held, seconded by Matthew Gregory

Vote: Motion carried 7-0

Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to recommend to City Council adoption of the Draft Norkirk Plan and miscellaneous plan changes as listed during Ms. Lieberman-Brill's presentation.

Moved by Andy Held, failed due to lack of second.

Motion to Recommend for adoption the draft language in the Norkirk Neighborhood Plan and its policy N7.2 and the encompassing zoning code language that talks about allowing limited auto sales in the LI zone.

Moved by Kiri Rennaker, seconded by Byron Katsuyama

Vote: Motion carried 4-3

Yes: Carolyn Hayek, Byron Katsuyama, Janet Pruitt, Chair, and Kiri Rennaker.

No: Matthew Gregory, Andy Held, and Karen Tennyson, Vice Chair.

The Chair called for a break at 10:02

The Chair resumed the meeting at 10:11

Motion to further recommend to Council that PC will continue to look at the Green Zone area in the LI zone, what it looks like and set forth that vision, and whether it applies to

other LI zones in the City.

Moved by Kiri Rennaker, seconded by Andy Held

Vote: Motion carried 7-0

Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to look at this again in 2007.

Moved by Janet Pruitt, Chair, failed due to lack of second.

Staff recommended options for specific language to use to clarify the zoning code use chart.

Motion to adopt the proposed language change to the general regulation, and add a special regulation number eight that was submitted by Eric Shields.

Moved by Carolyn Hayek, seconded by Byron Katsuyama

Commission and staff discussion on clarifying revised language for the previous motion.

Vote: Motion carried 7-0

Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to additional edits to the use zone chart; sign category 'C', edit to item five the word *supervised* replaced with *accompanied by an employee*, the words *in route* replaced with the word *enroute*, and required review process is changed to *one*.

Moved by Andy Held, seconded by Karen Tennyson, Vice Chair

Vote: Motion carried 5-2

Yes: Matthew Gregory, Andy Held, Byron Katsuyama, Kiri Rennaker, and Karen Tennyson, Vice Chair.

No: Carolyn Hayek, and Janet Pruitt, Chair.

Commission discussion on Norkirk Neighborhood Plan.

Motion to recommend for adoption the Norkirk Plan goals, policies and narrative.

Moved by Andy Held, seconded by Carolyn Hayek

Commission discussion on Norkirk Plan goals, policies and narrative.

Vote: Motion carried 7-0

Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to forward a recommendation for adoption of the South Juanita neighborhood map, the Kirkland neighborhoods map, the residential densities and comparable zones figure.

Moved by Andy Held, seconded by Karen Tennyson, Vice Chair

Vote: Motion carried 7-0

Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Commission discussion on zoning ammdements.

Motion to adopt the use zone chart as proposed.

Moved by Kiri Rennaker, seconded by Karen Tennyson, Vice Chair

Vote: Motion carried 7-0

Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to recommend for adoption planned area 7A, 7B, 7C use zone charts.

Moved by Andy Held, seconded by Kiri Rennaker

Vote: Motion carried 7-0

Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to recommend for adoption of the LIT zone chart incorporating the motion previously adopted on .195.

Moved by Andy Held, seconded by Matthew Gregory

Vote: Motion carried 7-0

Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Commission discussion on density.

Matthew Gregory left the meeting @ 10:54

Motion to recommend adoption of miscellaneous definitions as corrected.

Moved by Andy Held, seconded by Kiri Rennaker

Vote: Motion carried 6-0

Yes: Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to recommend for adoption the rezone of the 82 lots from RS7.2 to 6.3.

Moved by Andy Held, seconded by Karen Tennyson, Vice Chair

Vote: Motion carried 6-0

Yes: Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to to recommend for adoption the rezone of 558 20th Ave from RS 12.5 to RS 7.2.

Moved by Andy Held, seconded by Kiri Rennaker

Vote: Motion failed 2 - 4

Yes: Andy Held, and Kiri Rennaker.

No: Carolyn Hayek, Byron Katsuyama, Janet Pruitt, Chair, and Karen Tennyson, Vice Chair.

Motion to recommend for adoption the rezone of 32 21st PL and 100 20th Ave from RS 12.5 to RS 7.2.

Moved by Andy Held, seconded by Karen Tennyson, Vice Chair

Vote: Motion carried 5-0

Yes: Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, and Karen Tennyson, Vice Chair.

Motion to close the Public Hearing.

Moved by Karen Tennyson, Vice Chair, seconded by Andy Held

Vote: Motion carried 6-0

Yes: Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Ms. Lieberman-Brill discussed the timeline for the Neighborhood Plans. Norkirk study session is November 8th, Market study session is November 21st. Both would go forward with modifications for adoption on December 12th.

Commission discussion on how to present plan to City Council.

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

8. **READING AND/OR APPROVAL OF MINUTES:**

A. July 27, 2006

Motion to approve July 27, 2006 meeting minutes.

Moved by Karen Tennyson, Vice Chair, seconded by Kiri Rennaker

Vote: Motion carried 6-0

Yes: Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

9. **TASK FORCE REPORTS**

Carolyn Hayek went to APA conference in Yakima.

Discussion on Hope Link, they are trying to get an emergency ordinance to move to the Bridle Trails Neighborhood.

10. **ADMINISTRATIVE REPORTS**

A. City Council Actions. Commission discussion on FAR.

11. **COMMENTS FROM THE AUDIENCE**

1. Robert Stonefeldt. Made several comments on the Plan regarding Land Use and Growth Management.

12. **ADJOURNMENT - 11:17**

Motion to adjourn.

Moved by Karen Tennyson, Vice Chair, no second required

Chair
Kirkland Planning Commission

NOTICE OF AVAILABILITY

September 2006

The City of Kirkland has issued an addendum to the Draft and Final Environmental Impact Statements for the 2004 Kirkland Comprehensive Plan. The Draft and Final EISs were issued on July 1, 2004 and October 15, 2004 respectively. **The subject of the EIS addendum is the legislative adoption of an updated Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan as part of the City of Kirkland Comprehensive Plan, and Zoning Map amendments to implement the Neighborhood Plan pursuant to Chapters 130, 140, and 160 KZC (Process IV), File No. IV-03-27**

The following steps will occur in the City of Kirkland's review of this proposal: public hearing conducted by the Planning Commission 9/14/06 with written comments accepted through 10/12/06; decision and action by City Council in November or December 2006. all dates are subject to change.

If you wish to receive a copy of the proposed Comprehensive Plan Amendments, Zoning Map amendments or the EIS Addendum, or have any questions, please contact Angela Ruggeri, Senior Planner at (425) 587-3256. You may also send requests for copies via e-mail, at aruggeri@ci.kirkland.wa.us

cc: File # IV-03-27

EXHIBIT

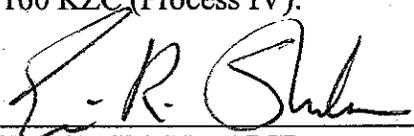
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City Council Study 11/21/06

Fact Sheet

Action Sponsor and Lead Agency City of Kirkland
Department of Planning and
Community Development

Proposed Action Legislative adoption of an updated
Market Neighborhood Plan and
Market Street Commercial Corridor
Subarea Plan as part of the City of
Kirkland Comprehensive Plan, and
Zoning Map Amendments to
implement the Neighborhood Plan
pursuant to Chapters 130, 140, and
160 KZC (Process IV).

Responsible Official 
Eric R. Shields, AICP
Planning Director

Contact Person Angela Ruggeri AICP, Senior
Planner, City of Kirkland (425) 587-
3256.

Required Approvals Adoption by Kirkland City Council

Location of Background Data File IV-03-27
City of Kirkland
Department of Planning and
Community Development
123 Fifth Avenue
Kirkland, WA 98033

Date of Issuance September 6, 2006

City of Kirkland

Process IV Market Neighborhood Plan, Market Street Commercial Corridor Subarea Plan and Zoning Map Amendments

EIS Addendum dated September 6, 2006

File No. IV-03-27

I. Background

The City of Kirkland proposes to adopt new Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan chapters of the City's Comprehensive Plan and the rezones necessary to implement the plans. The amendments will be reviewed using the Chapter 160 KZC, Process IV with adoption by City Council.

This Environmental Impact Statement (EIS) Addendum is intended to fulfill the environmental requirements pursuant to the State Environmental Policy Act (SEPA) for the proposed Comprehensive Plan and Zoning Map amendments.

II. EIS Addendum

According to the SEPA Rules, an EIS addendum provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-600(2)). An addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives in the prior environmental document (WAC 197-11-600(4)(c) -625, and -706.

The City published a Draft and Final EIS on its Comprehensive Plan in 2004. This EIS addressed the 2004 Comprehensive Plan, Zoning Code and Zoning Map updates required by the Washington State Growth Management Act (GMA). Elements of the environment addressed in this EIS include population and employment growth, earth resources, air quality, water resources, plants and animals, energy, environmental health (noise, hazardous materials), land use, socioeconomics, aesthetics, parks/recreation, transportation, and public services/utilities.

This addendum to the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-Year Update EIS* is being issued pursuant to WAC 197-11-625 to meet the City's SEPA responsibilities. The EIS evaluated plan alternatives and impacts that encompass the same general policy direction, land use pattern, and environmental impacts that are expected to be associated with the proposed Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan and rezones discussed herein. While the specific location, precise magnitude, or timing of some impacts may vary from those

estimated in the 2004 EIS, they are still within the range of what was evaluated and disclosed there. No new significant impacts have been identified.

III. Non-Project Action

Decisions on the adoption or amendment of Comprehensive Plans and zoning regulations are referred to in the SEPA rules as “non-project actions” (WAC 197-11-704(2)(b)). The purpose of an EIS in analyzing a non-project action is to help the public and decision-makers identify and evaluate the environmental effects of alternative policies, implementation approaches, and similar choices related to future growth. While plans and regulations do not directly result in alteration of the physical environment, they do provide a framework within which future growth and development – and resulting environmental impacts – will occur. Both the adoption of the Comprehensive Plan evaluated in the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-Year Update EIS* and eventual action on the Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan and rezones are “non-project actions”.

IV. Environmental Analysis

The *Comprehensive Plan EIS* (City of Kirkland, 2004) evaluated the environmental impacts associated with adoption of proposed policies and land use designations. The plan’s policies are intended to accomplish responsibilities mandated by the Washington State Growth Management Act (GMA), and to mitigate the impacts of future growth. In general, environmental impacts associated with the proposed Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan and Zoning Map are similar in magnitude to the potential impacts disclosed in the *2004 Comprehensive Plan EIS*. As this proposal is consistent with the policies and designations of the Comprehensive Plan and the environmental impacts disclosed in the *Comprehensive Plan EIS*, no additional or new significant impacts beyond those identified in the EIS for the Comprehensive Plan are anticipated.

Traffic Impacts

There are three proposed zoning changes to a higher residential classification in the neighborhood, but they will not result in an increased number of residential units. The rezone of 805 and 815 14th Avenue West will not result in additional units because the lots are smaller than the required lot size for their previous zoning. The rezone will actually bring them into conformance. The rezone of the parking lot adjoining 1611 Market Street relates to a 2,411 square foot piece of property and will not result in an additional unit. It could result in approximately 1800 square feet of additional commercial space assuming a floor area ratio of .75. Other proposed policies could generate additional residential units. Included are 8 properties in the RS 7.2 zone with recognized historic buildings meeting the minimum lot size threshold of 10,000 square feet; one property in the RS 8.5 zone with a recognized historic building meeting the minimum lot size threshold of 12,000 square feet; and 2 properties in the Waterfront District II (WDII) zone with recognized historic buildings meeting the minimum lot size

threshold of 14,400 square feet, which could produce a net increase of 11 units if subdivided. An additional 10 lots meet the minimum size threshold of 12,200 square feet in the RS 7.2 zone and 6 lots meet the minimum size of 14,500 square feet in the RS 8.5 zone and can be subdivide to preserve or create small homes on small lots. They will potentially produce a net increase of 16 units. The Kirkland Public Works Department traffic analysis indicates that these additional 27 units would present an insignificant traffic impact to the City transportation system and a negligible impact to our concurrency Level of Service standards for the planning horizon of 2022.

V. Description of the Proposed Market Neighborhood Plan, Market Street Commercial Corridor Subarea Plan and Zoning Map Changes

The proposal would revise the existing Market Neighborhood Plan contained in the City of Kirkland Comprehensive Plan and add a new Market Street Commercial Corridor Subarea Plan. The plans provide a framework that will guide public actions and decisions regarding the use of land, such as implementation of new development regulations or future public investments. They will also influence the actions and decisions of private parties relating to their land use and development options. Consistent with the Kirkland Comprehensive Plan, the proposed Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan address future land use through 2022.

In addition to the plans, rezones have been prepared to implement them. These rezones include changes in zoning classifications to provide consistency with the land use designations.

Description of proposed Neighborhood Plan

The proposed Neighborhood Plan consists of a vision statement, and goals and policies regarding the historical context, natural environment, land use, transportation, parks and open space, public services/facilities, and urban design. The plan also includes maps on land use, transportation, sensitive and geologic hazard areas, urban design and public parks and open space. Key elements of the proposed neighborhood plan are summarized below.

Neighborhood Vision

The vision statement, included below, provides an overview of the City's vision for the neighborhood.

The historic Market Neighborhood is a friendly, walkable neighborhood along the shores of Lake Washington that is close to downtown Kirkland. Its residents enjoy their proximity to the lake through public view corridors and viewing stations, as well as the park system. Waverly Way near the western boundary of the neighborhood has both pedestrian and bicycle routes which provide beautiful unobstructed views of the Lake. The tree canopy in the neighborhood has been maintained and enhanced and it adds to the neighborhood's natural setting with mature trees and wildlife habitat. The

neighborhood's five parks are within walking distance and offer both active and passive recreation for residents. Juanita Bay Park also provides an opportunity for people from the neighborhood, and from the broader community, to observe and enjoy wildlife habitat and open space.

Market Street south of 18th Avenue West accommodates neighborhood oriented businesses and multifamily housing, including living facilities for seniors. The area surrounding the intersection of Market Street and 7th Avenue is a reminder of Kirkland's past with its historic buildings from the 1890's as well as street lights and other improvements that reflect its historic character. This area was to be the original downtown of Kirkland and is still a focal point for the City's history. Well landscaped buffers, appropriate site design and architectural treatments provide a smooth transition between Market Street and the homes in the neighborhood. Market Street provides efficient access to the neighborhood, while still functioning as a principal north/south arterial.

There are a variety of interesting housing styles in the Market neighborhood. Although considerable redevelopment has occurred, the historic homes that remain are valued. Alternative housing options have helped to provide for a changing and diverse population by supplying more housing choices. Streets are safe and attractive for pedestrians, bicycles and cars. The transportation network provides easy access within the neighborhood and to other parts of the City and region.

Market Neighborhood residents take great pleasure in this beautiful place to live.

Proposed Land Use Patterns

The proposal could theoretically result in 27 new detached dwelling units, which represents a negligible increase in residential capacity in the neighborhood. Up to 11 additional units would be created if land parcels containing recognized historic buildings are subdivided, utilizing the historic preservation policy to preserve historic homes. An additional 16 detached units could result if qualifying property owners take advantage of the proposed small lot single-family policy to create or preserve small homes on small lots. There is also the possibility of approximately 1800 square feet of additional commercial space from the rezone of the parking lot adjoining 1611 Market Street.

Neighborhood Plan Policies

Please refer to the proposed Plan for complete text of the goals and policies (Attachments 1 and 2). New neighborhood policies are listed here:

1. Historic Context

Historic context policies encourage the identification of historic sites with historic markers and interpretive information. Proposed policies also encourage retention of buildings of historic and architectural significance. One strategy to retain historic

buildings is to allow smaller lots than would otherwise be permitted in the RS 7.2, RS 8.5 and WD II zones, if the recognized integrity of the historic building is preserved. Subdivision of a 10,000 square foot lot into two 5,000 square foot lots would be allowed as an incentive in the RS 7.2 zone; subdivision of a 12,000 square foot lot into two 6,000 square foot lots would be allowed as an incentive in the RS 8.5 zone; and subdivision of a 14,400 square foot lot into two 7,200 square foot lots would be allowed in the WD II zone to preserve the recognized historic building on one of the two lots.

2. Natural Environment

New policies address protection of drainage basins, the tree canopy, and wildlife throughout the neighborhood. They also address development that occurs in moderate and high landslide and erosion hazard areas.

Land Use and Housing

Proposed residential land use policies retain the predominately detached single family housing style in the core of the neighborhood. New policies also allow alternative housing options to provide housing choice in low-density areas consistent with citywide regulations.

Proposed commercial land use policies focus commercial development in the subarea plan for the Market Street Commercial Corridor. The subarea straddles both the Market and Norkirk neighborhoods, with the Market Neighborhood boundary shifted eastward to the middle of Market Street.

3. Transportation

The proposed vehicular transportation network remains the same. New bicycle and pedestrian policies encourage the improvement and completion of the non-motorized system in the neighborhood.

4. Parks and Open Space

This plan section focuses on the improvement of existing parks open space and desirable additions to the Market Neighborhood park system.

5. Public Services/Facilities

This section reiterates policies in the Sanitary Sewer Comprehensive Plan and Water Comprehensive Plan, Surface Water Master Plan and Kirkland Municipal Code.

6. Urban Design

Proposed urban design policies address public view corridors within the neighborhood and encourage residential design that builds community.

Description of proposed Market Street Commercial Corridor Subarea Plan

The proposed Subarea Plan consists of a vision statement, and goals and policies regarding historical context, land use, transportation and urban design. The plan also includes maps showing the Subarea boundaries, land use and urban design. Key elements of the proposed Market Street Commercial Corridor Subarea Plan are summarized below.

Neighborhood Vision

The vision statement for the Market Street Commercial Corridor Subarea Plan is included below to provide an overview of the City's vision for the Corridor.

The Market Street Commercial Corridor is an attractive, economically healthy area that accommodates neighborhood oriented businesses, office uses and multifamily housing. The commercial uses provide convenient shopping and services for residents of both the Market and Norkirk Neighborhoods. The corridor is surrounded by stable single family residential neighborhoods to the east and west, a residential area to the north and a vibrant Central Business District to the south. Design of new development along the corridor incorporates landscaped buffers, site design and architectural treatments that protect and complement the adjacent residential neighborhoods.

Market Street provides efficient access to both the Market and Norkirk Neighborhoods, while continuing to function as a principal north/south arterial for local and regional traffic. Bicyclists and pedestrians use the Market Street Commercial Corridor as a connection between the Market and Norkirk Neighborhoods, the Central Business District and the broader region.

The historic 1890's buildings at the intersection of Market Street and 7th Avenue represent the original town center and are still a focal point for Kirkland's history. This historic district reflects the City's past through its buildings, both old and new, and its streetscape, including street trees, public seating and street lights.

Neighborhood Plan Policies

Please refer to the proposed Market Street Commercial Corridor Subarea Plan (Attachments 3 and 4) for complete text of the goals and policies. New neighborhood policies are listed here:

7. Historic Context

Historic context policies encourage the identification of historic sites with historic markers and interpretive information. Proposed policies also encourage retention of the buildings of historic and architectural significance in the 7th and Market historic district.

8. Land Use and Housing

The proposed commercial land use policies support a mix of higher intensity uses along the Corridor while minimizing impacts on adjacent residential neighborhoods. They also support designating the historic district between 8th Avenue/2nd Street West and 6th Avenue/5th Avenue West as a special planning area.

9. Transportation

The goal for the Corridor is to maintain Market Street as a transportation corridor with a balance among various transportation modes.

10. Urban Design

Proposed urban design policies address the distinct characteristics of different sections of the Corridor and the transitions between the Corridor and the adjacent low-density residential neighborhoods. Design review is recommended for development in the historic district and possibly in some of the other sections of the Corridor as well. Special streetscape, gateway and public art improvements are also proposed as a way to contribute to a sense of identity for the Corridor.

Kirkland Zoning Map

The following zoning map changes (Attachment 5) and land use redesignations are being considered in order to implement the proposed Market Neighborhood Plan.

1. Rezone of 805 and 815 14th Avenue West from RS 12.5 to RS 8.5 to bring them into consistency with the existing land use designation in the Comprehensive Plan and the zoning of adjacent properties.
2. Rezone of the parking lot adjoining 1611 Market Street from RS 7.2 to PR 3.6 to correct the split zoning of this property which is under common ownership with the adjoining property at 1611 Market Street.

Other Comprehensive Plan Amendments

Because of the proposed Market Neighborhood Plan update, several amendments to other sections of the Kirkland Comprehensive Plan are necessary. The following changes are proposed.

- **Figure I-3 – City of Kirkland Neighborhoods Map** – to reflect the boundary line change between the Norkirk and Market Neighborhoods to the middle of Market Street. (Attachment 6).
- **Figure LU-1 - Comprehensive Plan Land Use Map** – Three changes will be made to this map: 1) change residential density from LDR 5 to LDR 6 in the center of the neighborhood to bring the density designation into consistency with current RS 7.2 zoning. 2) change LDR 5 to O/MF 10-14 for consistency with the proposed rezone of

the parking lot adjoining 1611 Market Street. 3) reclassify parcel #3885800390 in the Market Street Commercial Corridor from O/MF 5 to O/MF 10-14 to bring the density designation into consistency with the current PR 3.6 zoning (Attachment 7).

- **Figure LU-2 – Commercial Areas** – To show the Market Street Commercial Corridor Subarea (Attachment 8).
- **Figure T-2 – Bicycle System – Existing and Proposed** – Update to match neighborhood plan changes (Attachment 9).
- **Figure T-3 –Pedestrian System – Existing and Proposed** – Update to match neighborhood plan changes (Attachment 10).

VI. Public Involvement

Over the course of this project, various public involvement events have been held to solicit public input on the Plan update. These included an open house to kick off the project, workshops, working group meetings and field trips, and Planning Commission meetings.

Events were open to the public and advertised in the Eastside Journal, in City Update articles in the Kirkland Courier, via the City's cable channel and on public notice signboards in the area. In addition, the City sent out direct mailings to all property owners, neighborhood residents and those within 300 feet of the neighborhood boundaries, prior to the kick off open house, workshops, and public hearing. Additionally, prior to the public hearing, letters were sent to property owners and residents within 300 feet of each property proposed for rezone and public notice sign boards were posted to advertise each rezone and the hearing. Finally, all information was advertised in the City's Market/Norkirk/Highlands website and a list service was set up to alert email subscribers when various public involvement events were scheduled.

The Planning Commission will hold a public hearing on September 14th. Public notice of the amendments and the public hearing and meeting is being provided in accordance with State law. The City Council will take final action on the proposal in December 2006. All dates are subject to change.

VII. Conclusion

This EIS Addendum fulfills the environmental review requirements for the proposed Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan amendments and associated Zoning Map changes. The impacts of the proposal are within the range of impacts disclosed and evaluated in the *2004 City of Kirkland Draft and Final Comprehensive Plan EIS*; no new significant impacts have been identified. Therefore, issuance of this EIS Addendum is the appropriate course of action.

Attachments:

1. Proposed Market Neighborhood Plan
2. Proposed Market Neighborhood Plan Maps
3. Proposed Market Street Commercial Corridor Subarea Plan
4. Proposed Market Street Commercial Corridor Subarea Plan Maps
5. Proposed Rezones
6. Proposed Figure I-3 – City of Kirkland Neighborhoods Map
7. Proposed Figure LU-1 - Comprehensive Plan Land Use Map
8. Proposed Figure LU-2 – Commercial Areas
9. Proposed Figure T-2 – Bicycle System – Existing and Proposed
10. Proposed Figure T-3 –Pedestrian System – Existing and Proposed

ATTACHMENTS AVAILABLE UPON REQUEST