



CITY OF KIRKLAND

Planning and Community Development Department

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MEMORANDUM

Date: October 3, 2014

To: Kirkland Alliance of Neighborhoods

From: Janice Coogan, Senior Planner
Teresa Swan, Project Manager
Paul Stewart, AICP, Deputy Planning Director
Eric R. Shields, AICP, Planning Director

Subject: Comprehensive Plan Update Status of Neighborhood Plan Updates and Citizen Amendment Requests

Thank you for providing time on your October 8, 2014 Kirkland Alliance of Neighborhood (KAN) meeting agenda to discuss the status of the neighborhood plan update and citizen amendment request review process. We have enclosed two handouts that summarize the next steps for both topics as part of the Comprehensive Plan update in case you wanted to distribute these materials before the meeting. Staff would like your feedback on the process.

I. NEIGHBORHOOD PLAN UPDATE PROCESS

The City held two sets of meetings in January- June 2014 with each neighborhood association to review and discuss potential changes to neighborhood plans as part of the Comprehensive Plan update process. Comments from these meetings were distributed to participants and posted on the Kirkland 2035 website. Staff is now reviewing the neighborhood plans to incorporate the comments that are not already addressed in citywide Elements of the Comprehensive Plan or other citywide plans or codes and make minor cleanup of outdated text and maps.

Staff is in the process of arranging time over the next two to three months with each neighborhood association to review the suggested revisions to the neighborhood plans and allow for a comment period. The next step will be Planning Commission review of the draft plans over the next few months.

For the Everest and Central Houghton business district area, City Council directed staff to conduct a separate work program and public involvement process to update the plan and consider the citizen amendment requests beginning in 2016.

Plans for recently annexed neighborhoods would be handled slightly differently. The existing north and south Juanita neighborhood sections of the Comprehensive Plan would be largely combined

and reorganized for clarity and the existing conditions updated. A new Kingsgate plan would contain an outline of existing conditions and land use based on existing zoning. Finn Hill has requested a major plan update beginning in 2015 and has requested city funding for consulting assistance.

Staff would also like to start the conversation about how and to what extent neighborhood plans are updated in the future and the timing of how these may work in relation to mandatory Comprehensive Plan updates.

In addition the City is hosting an open house on Wednesday November 12 from 5:00 -7:00 pm at City Hall. Information on the Comprehensive Plan and Transportation Master Plan including potential transportation projects to be built over the next 20 years will be on display.

II. CITIZEN AMENDMENT REQUEST PROCESS

As you may know, the City provided an opportunity for people to submit Citizen Amendment Requests (CARs) to change the land use/zoning or development regulations for specific properties. The CARs will be studied along with each neighborhood plan update (See enclosed map). The Planning Commission and City Council reviewed all the requests that were submitted, determined which ones should be studied and in some cases decided that the study areas should be expanded. These CAR's are currently being studied by staff. The Planning Commission will hold study sessions on each CAR in the fall 2014 then a hearing in spring 2015.

Attachments:

1. Next steps for neighborhood plan updates with Comprehensive Plan
2. Citizen Amendment Requests and process.

Cc: File CAM13-00465 #5 and #14

Neighborhood Plan Updates with Comprehensive Plan Update Process

Revisions to Existing Neighborhood Plans

- Incorporate **comments from neighborhood update meetings** into Neighborhood Plans
- **Integrate comments into General Elements** or Parks, Recreation and Open Space Plan (PROS Plan), Transportation Master Plan or Surface Water Master Plan
- **Minor clean up** of outdated text and maps such as:
 - Delete or revise text where existing Zoning Code regulations address development standards or properties that have been developed
 - Update factual information and conditions
- **Limited major policy changes**
- **Citizen Amendment Requests** will be evaluated in Environmental Impact Statement (EIS), and studied by the Planning Commission with a public hearing in spring 2015

Plans for New Neighborhoods

- **Juanita** (North and South) neighborhood plans will be reorganized and combined into one. Limited policy changes
- **Kingsgate** - Outline the existing conditions in the neighborhood (land use, geological areas, sensitive areas etc) and incorporate public comments
- **Finn Hill** - Neighborhood requested to conduct a major neighborhood plan update in 2015

Process

- **Fall 2014**- Planners attend neighborhood association meetings to present public comments received and discuss proposed revisions to Plans, information about CAR study areas
- **Neighborhood Associations submit comments** back to Planner in 3-4 weeks
- **Fall 2014 - Winter 2015** - Draft Plans are reviewed by Planning Commission and then considered as part of public hearing for Comprehensive Plan update

Citizen Amendment Requests

Citizen Amendment Requests (CARs) are requests from property owners to change the land use/zoning or development regulations for a specific property. CARs have been submitted and certain requests were selected by the Planning Commission for further study and reviewed by the City Council. The City Council decided to defer study of the two CARs in the Houghton commercial center until January 2016 as part of the study of the Houghton/Everest commercial area. The Planning Commission will hold study sessions on each CAR in the fall 2014 and winter 2015 and then a hearing in the spring 2015.

How to track the status of Citizen Amendment Requests

- Subscribe to receive Planning Commission Agenda, www.kirklandwa.gov/ebulletins
- Check Citizen Amendment Request web-page, www.kirklandwa.gov/kirkland2035
- Contact Teresa Swan, 425-587-3257, tswan@kirklandwa.gov

1 Newland (Juanita)
12625 100th Ave NE
Rezone from single family to multifamily

2 Hendsch (Norkirk)
642 9th Ave
Rezone from residential to mixed use

6 requests (Norkirk)
Norkirk industrial area
Issues: Transitional zone between industrial and residential, no longer allow industrial, allow work / residential lofts

3 MRM (CBD / Moss Bay)
434 Kirkland Ave
Additional residential and height

4 Waddell (CBD / Moss Bay)
220 6th Street
Remove residential recreational open space requirement

5 Nelson / Cruikshank (Moss Bay)
202 & 208 2nd St. South / 207 & 211 3rd St. South
Rezone from single family to multifamily

6 Basra (NE 85th Corridor)
8626 122nd Ave NE
Rezone from industrial to commercial

7 Griffis (North Rose Hill)
8520 131st Ave NE & 8519 132nd Ave NE
Rezone from residential to office

8 Walen (North Rose Hill)
11680 Slater Ave
Allow office / commercial use

9 Evergreen Healthcare (Totem Lake)
13014 120th Ave NE
Rezone from multifamily to institutional

10 Totem Commercial Ctr (Totem Lake)
12700 - 12704 NE 124th Street
Increase height and expand allowable uses

11 Rairdon (Totem Lake)
12601 132nd PI NE / 130XX 132nd PI NE (vacant)
Two rezones: industrial & multifamily areas to industrial / commercial

12 Morris (Totem Lake)
132XX NE 126th PI
Rezone from industrial to multifamily

13 Astronics Corp. (Totem Lake)
vacant - north of 12950 Willows Rd NE
Increase height

