

SOUTH KIRKLAND PARK AND RIDE PUBLIC WORKSHOP

March 3, 2011

STUDY SESSIONS SINCE JANUARY WORKSHOPS

- February 10th and 22nd – joint study meetings with Houghton Community Council and Planning Commission
 - Reviewed draft zoning regulations and design guidelines
 - Received presentation of traffic study
 - Provided direction to staff for revisions to be considered at public hearing
- February 23rd Meeting of Transportation Commission
 - General support for TOD at South Kirkland Park and Ride



NEXT STEPS

- Public workshop
- Public hearing
- Study sessions

- Action
- Final Action

- King County
Issuance of RFP

Tonight

March 24th

April 14th - PC

April 25th – HCC

May – City Council

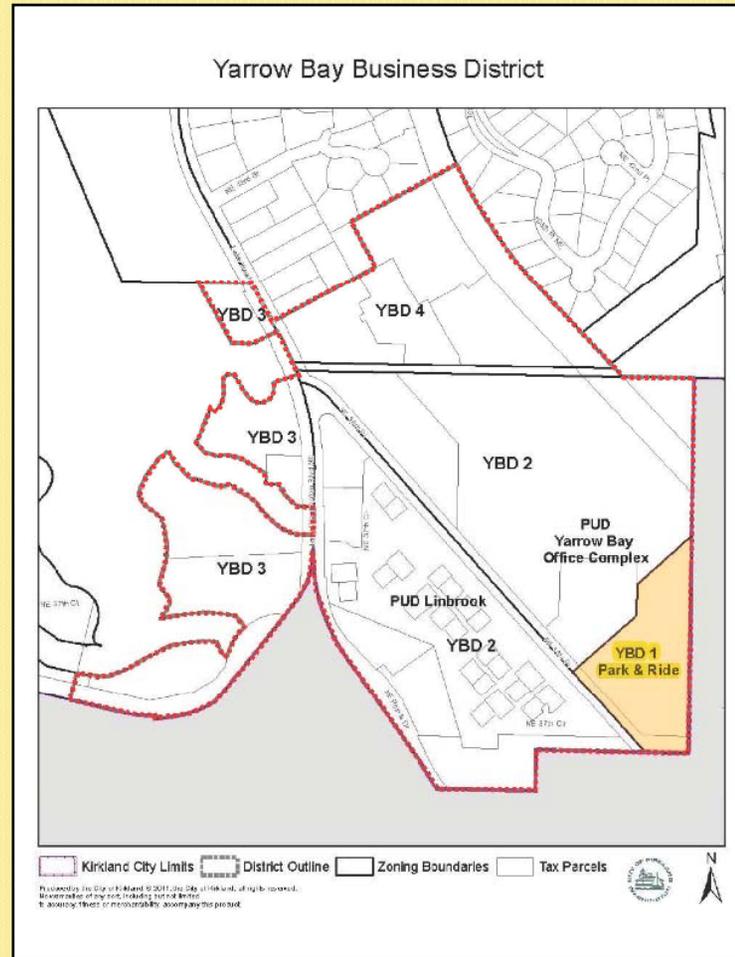
May/June – HCC

After final City action



PROPOSED AMENDMENTS

- Change to Zoning Map:
 - Rezone from PO (Professional Office) to YBD 1 (Yarrow Bay Business District 1)



PROPOSED AMENDMENTS

- New set of regulations in Zoning Code
 - New Use Zone Chart for YBD 1
 - Retain existing allowed uses in zone (office, small retail, school, government facility, etc.)
 - Add residential use with ground floor commercial
 - Require affordability in residential development
 - Establish height, setback and other regulations
 - Additional regulations related to TOD
- New Design Guidelines
 - Guidelines developed to address TOD at this site



PROPOSED AMENDMENTS

- Key sources of input for draft amendments
 - Adopted Comprehensive Plan for Transit-Oriented Development (TOD)
 - Input from Lakeview and Central Houghton Advisory Groups
 - Emerging vision for Lakeview Business District – under study by Houghton Community Council
 - Comments from general public
 - Mutual Objectives and Principles of Agreement (Kirkland, Bellevue, King County)
 - Input collected at January public workshops



KEY ISSUES FROM JANUARY WORKSHOPS

- Housing
- Parking
- Uses/Services
- Design
- Traffic and Circulation
- Management



HOUSING

Issue/Input

- Support for affordable housing
- Specify amount; develop minimum number

Draft Regulations/Guidelines

- Minimum of 20% of total units required to be affordable
 - Rental:
 - Level: 50-70% of median income
 - At least 10% must be affordable at 50% of median
 - Ownership:
 - Minimum of 20% at 80% of median income.



HOUSING (CONT.)

Issue/Input

- Ensure development includes market rate units
- Locate affordable housing elsewhere

Draft Regulations/Guidelines

- Mutual Objectives Agreement – expectation that *majority* of units will be market-rate - input to RFP
 - Amendments to Municipal Code for Multifamily Tax Exemption to require *majority* to be market-rate
 - Affordability already encouraged/and or required in multifamily development throughout Kirkland
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HOUSING

Issue/Input

- Density
 - Use development regulations to control density

Draft Regulations/Guidelines

- Density to be determined by height and bulk (setbacks)
- Estimated 200-250 units – resulting density is 55-68 units/acre
 - Similar to Plaza on State and Chelsea Apts in Juanita Village





Juanita Village – Chelsea Apts.
70 units/acre



Plaza on State – 54 units/ac



HOUSING (CONT.)

Issue/Input

- Good livable units

Draft Regulations/Guidelines

- Regulations ensure affordable units will be comparable to market-rate
 - Ownership type – same
 - Size – no more than 10% smaller allowed
 - Exterior design – comparable to market-rate units
 - Interior design – comparable to City's entry level housing
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PARKING

Issue/Input

- Adequate parking for all uses:
 - Park and Ride
 - Residential
 - Services

Draft Regulations/Guidelines

- Draft regulations propose to determine requirements based on specific mix of uses proposed
- Regulations require parking for TOD to be in addition to stalls added for P&R capacity
- Direction at 2/22 meeting to develop standards in zoning:
 - Preliminary: 1 stall/unit potential for modification for affordable units
 - Additional discussion on standards for affordable units

PARKING (CONT.)

Issue/Input

- Attractive design for parking structure

Draft Regulations/Guidelines

- Minimum 10' setback for parking facilities
- Screening, and landscaping required to reduce visual impact
- Along streets: intervening uses, artwork, setbacks and dense landscaping required



PARKING (CONT.)

Issue/Input

- Parking management
 - Shared parking between residential and transit users
 - Parking during construction
- Overflow parking in neighborhoods

Draft Regulations/Guidelines

- Degree of shared parking determined through parking study with RFP
 - RFP to include plan for parking during construction
 - Explore other temporary options (e.g. nearby churches, office sites, shopping centers, etc.)
 - Overflow parking – addressed through expanded capacity. Option for RPZ.
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USES/SERVICES

Issue/Input

- Be flexible
- Set realistic minimum amount for retail use
- Encourage services on ground floor

Draft Regulations/Guidelines

- Mixed use required:
 - Residential use must have other uses on ground floor
 - Retail, restaurant, school, banking, etc.
 - Must occupy at least 50% of linear frontage along NE 38th Place
 - Maximum size for retail use: 7,500 s.f.



USES/SERVICES (CONT.)

Issue/Input

- Supporting services and amenities needed in area

Draft Regulations/Guidelines

- Regulations require non-residential use in TOD
 - Public open space on site required through design review
 - Additional services and amenities expected nearby as Lakeview Business District redevelops
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DESIGN

Issue/Input

- Height
 - Lower profile
 - 3 stories
- Project must be attractive
 - Modulation
 - “incidental breaks”, “offsets”, “not big block”
 - “Good design qualities”
 - Pitched roofs, color, materials, lighting, building configuration

Draft Regulations/Guidelines

- Regulations allow for building height of 53'
- Additional height allowed for pitched roofs
- Guidelines to address building scale and massing
 - Step backs: Buildings to step back above the 2nd story. Building form to recede as building height increases
 - Pedestrian-oriented storefronts, awning, and use of “earth” materials help define bottom and minimize height



DESIGN (CONT.)

Issue/Input

- Attractive design and building height (cont.)

Draft Regulations/Guidelines

- Vertical modulation
 - Add variety, make large buildings appear to be aggregation of smaller ones
 - Horizontal modulation
 - Reduce perceived mass – incorporate strong pedestrian oriented elements and distinctive roof treatments
 - Facades to be well modulated, avoid blank walls, provide architectural interest
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DESIGN (CONT.)

Issue/Input

- Attractive design and building height (cont.)

Draft Regulations/Guidelines

- Landscaping at ground and terrace levels to soften and provide visual interest
- Building mass to be in context with planned improvements, gateway, plazas and open space





DESIGN (CONT.)

Issue/Input

- Community compatibility:
 - Orient toward community
 - Preserve neighborhood character
 - Trees, landscaping

Draft Regulations/Guidelines

- Guidelines emphasize:
 - Building orientation to NE 38th Place
 - Pedestrian connections within site and to link adjacent properties
 - Multiple storefronts, ped-oriented signs, landscaping and awnings to add human scale and interest at street
 - Windows along 75% of façade at street level (non-residential space)
 - Vertical and horizontal modulation to minimize perceived height and bulk
 - Height incentive for pitched roofs
 - Street trees along NE 38th Place
 - Landscape buffering along driving and parking areas
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TRAFFIC AND CIRCULATION

Issue/Input

- Comfortable, safe pedestrian environment
- Good bike and pedestrian connections
- Connections to recreation and open space

Draft Regulations/Guidelines

- Ped walkways to be placed throughout the site for efficient access between residential, transit, commercial and adjacent streets
 - Ped and bicycle connections to be well-defined and safe
 - Connections provided to adjacent properties
 - Good lighting provided along all walkways
 - Separate circulation for bikes, peds and cars
 - Future connection to Eastside Rail Corridor
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TRAFFIC AND CIRCULATION (CONT. – COUNTY)

Issue/Input

Circulation to/from Park
& Ride
Congestion at adjacent
intersections
Pedestrian/bicycle access

Proposed Actions

- Traffic mitigation measures, which may include turn lanes, signals, or other steps
- Improved sidewalks on 38th
- Addressed with project permits



MANAGEMENT

Issue/Input

- Safe and secure project including crime prevention
- Parking management
- Construction and noise mitigation

Proposed Actions

- RFP criteria stress project mgmt
- Selection committee includes local representative
- Project provides adequate parking
- Construction phasing and identification of temp. P & R location

