



MEMORANDUM

DATE: NOVEMBER 8, 2011

TO: PLANNING COMMISSION AND HOUGHTON COMMUNITY COUNCIL

FROM: JOAN LIEBERMAN-BRILL, AICP, SENIOR PLANNER

**SUBJECT: 2011 CITY INITIATED COMPREHENSIVE PLAN AMENDMENTS -
PUBLIC HEARING (FILE ZON11-00001)**

RECOMMENDATION

Conduct a joint public hearing to consider public comment on the 2011 cycle of City Initiated Kirkland Comprehensive Plan amendments (CPA) and related Zoning Map amendments, and make a recommendation to the City Council for their final decision. Staff recommends that the Houghton Community Council make a recommendation to the City Council at the November meeting for those items that are within Houghton and then the Planning Commission make a recommendation on all items.

BACKGROUND DISCUSSION

On October 24 and 27, 2011 respectively, the Houghton Community Council (HCC) and the Planning Commission (PC) held study sessions to consider the 2011 cycle of CPA's. Background information summarizing the various amendments is available in the [staff memorandum](#) prepared for those study sessions. Both the HCC and the PC supported the amendments as drafted.

Except for the addition of the functional element maps and Transportation Element Tables T-2 and T-5, all amendments are the same as those reviewed at the study sessions. All amendments are in the attachment section of this memorandum.

Please note that the following items identified with an asterisk (*) are not within the Houghton Community Council's disapproval jurisdiction.

1. Incorporation of the 2011-2016 CIP into the CFP and Transportation Element

All Capital Facilities Plan (CFP) and Transportation Element tables and figures listed below (i.e. the 2022 transportation project list and six-year CFP tables for transportation, surface water, utilities, fire and building and parks tables), replace the 2010 versions. If there are any modifications between the attached versions and adoption, they will be integrated into the CPA ordinance. These are incorporated

into the Comprehensive Plan's Transportation Element and Capital Facilities Plan to be consistent with any changes to the Capital Improvement Plan. The CFP is the policy basis for the CIP and is tied to our level of service standards. It shows funded projects and consists of capacity-related projects. The CIP and the CFP must be consistent.

Attachment 20 is the Transportation 2022 Project List combined with the map locating the projects. A summary of the modifications to this list between 2010 and 2011 are described in Attachment 22. All CFP tables that will be revised this year (CF-8 through CF-12) are included in Attachment 21. A summary of changes to the CFP tables and figures between this year and last year are described in Attachment 23.

Table T-2: Maximum Allowed Subarea Average V/C Ratio for System Intersections and Individual Intersection LOS (Attachment 19)

Table T-5: Project Descriptions for the 2022 Transportation Project List (Attachment 20)

Figure T-6: Transportation Project List (Attachment 20)

Table CF-8 Capital Facilities Plan: Transportation Projects (Attachment 21)

Table CF-8A Capital Facilities Plan: Transportation Projects (Attachment 21)

Table CF-9 2022 Transportation Project List (Attachment 21)

Table CF-10 2022 Concurrency Transportation Projects List (Attachment 21)

Table CF-10A Capital Facilities Plan: Utility Projects (Attachment 21)

Table CF-10B Capital Facilities Plan: Surface Water Utility Projects (Attachment 21)

Table CF-11 Capital Facilities Plan: Parks Projects (Attachment 21)

Table CF-12 Capital Facilities Plan: Fire and Building Projects (Attachment 21)

Summary of Changes to the 20 year Transportation Project List (Attachment 22)

Summary of modifications to Capital Facilities Plan Tables CF 8- CF 12, between 2010 and 2011 (Attachment 23)

2. Rezoning

Maps for each rezone are included in this memorandum to show the proposed Zoning map changes.

a. *Proposed Rezone of Open Space Property near Forbes Lake - Attachment 1

The City is initiating a rezone of the 2.5 acre open space property near Forbes Lake. It was purchased by the City in 2010 from the Beach Family Trust as part of the City's Park and Open Space Acquisition project. The proposed rezone from PLA 17A (Office zone) to P (Public Use zone) is necessary to bring the zoning of this park/open space into consistency with its Park/Open Space land use.

Besides the Zoning Map, city wide Land Use Map, and Parks Map, various North Rose Hill Neighborhood base maps will need revisions as a result of this rezone

(e.g. land use map, park open space map, sensitive area map, and seismic and land slide hazard map).

b. Proposed Rezone correction at Watershed Park – Attachment 2.

During the Central Houghton Neighborhood Plan update, staff discovered that a parcel adjoining Watershed Park is not owned by the adjoining multifamily development, but instead is owned by the City. Assessor information and the title report confirm that this 2.15 acre parcel is owned by the city and shows that it was purchased in 1926. A correction to the Zoning Map is necessary to bring the zoning into consistency with the ownership and intended use of the subject property. The proposed rezone will change the zoning and land use designation from RS 12.5, Low Density Residential to Public Use (P), Park Open Space. The rezone is being combined with the other city initiated rezones because it was discovered after the public hearing on the Central Houghton Neighborhood Plan update.

Besides the Zoning Map, city wide Land Use Map and Parks Map, various Central Houghton Neighborhood base maps will need revising as a result of this rezone (e.g. land use map, park open space map, sensitive area map, and seismic and land slide hazard map).

c. *Proposed Rezone Correction of a portion of Inglenook Court Apartment's in Finn Hill - Attachment 3.

When the annexation maps were prepared for the JFK annexation, an error occurred with the zoning of a portion of the Inglenook Court Apartments property (14206 73rd Ave NE) adjoining the north boundary of the Finn Hill Commercial district. The zoning was incorrectly mapped as Neighborhood Business (BNA), a commercial zone. The proposed rezone would correct the error and change the zoning to RMA 1.8 and its land use designation to multifamily 19-24 dwelling units per acre to match the rest of the complex. Besides the Zoning Map, the city wide Land Use Map will be revised to reflect this rezone.

d. *Proposed Rezone of Finn Hill Cascade Land Conservancy Property – Attachment 4

The intention of the Cascade Land Conservancy (CLC), owner of the 6.6 acre Denny Creek MacDonald Memorial Preserve, is to preserve and protect wildlife habitat and the Lake Washington watershed, while allowing enjoyment of the trail system which connects to neighboring Big Finn Hill Park, O.O. Denny Park, and St. Edwards Park. A public access trail to the site starts at the south end of 72nd Ave NE near NE 126th ST. The trail runs down an unopened right of way easement. Another trail head is located in OO Denny Park. The existing residential zoning does not reflect the intended use of the property. The

proposal would change the land use and zoning from the Low Density Residential land use and RSA 4 zoning, to Park Open Space land use and Public Use zoning (P). A letter from CLC in support of the rezone is included in Attachment 4.

Besides the Zoning Map, the city wide Land Use Map and Kirkland Park Map will be revised to reflect the change.

e. *Proposed Rezone of Public Greenbelts in the Juanita/Finn Hill/Kingsgate (JFK) Annexation Area – Attachment 5.

Of the approximately 125 parcels located in the JFK annexation area that were transferred to the City of Kirkland from King County, the Parks Department has indentified 10 as public greenbelts that have the characteristics of and serve the function of park /open space. These parcels will be maintained by the Parks Department. The City proposes to rezone them from their existing Low Density Residential land use designation, Single Family Residential zoning classifications, to Park/ Open Space land use, and Public Use zoning. The City has historically zoned these publicly owned greenbelts as Public Use Zones (P). The Zoning Map, the city wide Land Use Map as well as the Kirkland Parks Map will be revised to reflect these rezones. The remaining parcels serve storm water functions and will be maintained by the Public Works Department. These will remain zoned the same as the surrounding parcels.

3. Housekeeping Amendments

Several amendments to the Plan are considered minor or housekeeping measures:

- a. *The first is designating the Kirkland Women’s Club a City of Kirkland Landmark. This will reflect the recent decision by the King County Landmarks Commission (which includes a member from the City of Kirkland appointed by City Council). In addition to its being listed on the National and State Registers of Historic Places, it will also be listed as a Kirkland Landmark. The decision followed the process outlined in KMC Title 28 and no further City action is required. This change will be noted in Table CC-1 Designated Historic Buildings, Structures, Sites and Objects List A in the Community Character Element. (Attachment 16)
- b. Another is to go through the Plan to find remaining inconsistencies between it and the updated Shoreline Master Program regulations and policies. Since 2010 when the updated SMP was adopted, shoreline policies have been located in a new Shoreline Area Chapter of the Comprehensive Plan and the Shoreline management regulations have been located in a new chapter of the Zoning Code KZC section 83. The proposed amendments revise text to refer to these policies and regulations in three neighborhoods within the shoreline jurisdiction (Juanita, Market and Moss Bay). The Plan now refers the user to these policies and regulations for guidance on density, since land within shoreline jurisdiction is governed by the SMP. Several general elements are also affected: the Introduction, Natural Environment, and Implementation Strategies Elements.

These amendments intend to eliminate redundancy and confusion about where policies and development standards affecting property in the shoreline jurisdiction are located. (Attachment 17 a-f)

- c. Functional Element map amendments are completed every year to reflect changed conditions on the ground. The following functional maps will replace the 2010 versions. They reflect modifications since the 2010 update of the Plan. An explanation of the change follows each listing. Most if not all are updated to show the new city limits including the Wild Glen Annexation, (located in the North Juanita neighborhood), which was effective on June 1, 2011. Attachment 18 to this memorandum contains all maps.

Introduction

Figure I-1 Kirkland and Surrounding Area (Updated city limits)

North South Juanita Neighborhood Plan

Figure J-1a Juanita Sensitive Areas (Updated parks)

Figure J-1b Juanita Landslide and Seismic hazard Areas (Updated parks)

Figure J-2a North Juanita Land Use (Updated land use, parks)

Figure J-2a South Juanita Land Use (Updated land use, parks)

Figure J-3 Juanita Parks and open Space (Updated parks)

Land Use Element

Figure LU-1 Comprehensive Land Use Map (Rezoned and parks)

Figure LU-2 Commercial Areas (Updated city limits)

Natural Environment Element

Figure NE-1: Sensitive Areas (Updated city limits)

Figure NE-2: Landslide and Seismic Hazard Areas (Updated city limits)

Figure NE-3: Topography (Updated city limits)

Figure NE-4: Tree Canopy (Updated city limits)

Parks, Recreation and Open Space

Figure PR-1 Kirkland Parks (Updated parks)

Public Services

Figure PS-1: Fire Response Times within 5.5 minutes (Updated city limits)

Figure PS-2: Emergency Medical Services Response Times within 5.5 minutes (Updated city limits)

Figure PS-2: Public School Facilities (Updated city limits)

Transportation

Figure T-1 Street Classification and State Routes (NE 120th St. - new street in Totem Lake, between Slater Ave and 124th Avenue NE)

Figure T-4 Transit Service (Updated route numbers)

Figure T-5 Transportation Subareas (Updated city limits)

Figure T-6 Transportation Project List Funded /Unfunded (Updated city limits)

Figure T-7 Signalized Intersections (Updated parks)

Utilities

Figure U-1 Water System (Updated regional system and parks)

Figure U-2 Sanitary Sewer System (Updated regional system and parks)

Figure U-3 Surface Water Management System (Updated surface water mains and parks)

Figure U-4 Northshore Water System (Updated regional system)

Figure U-5 Northshore Sewer System (Updated regional system)

SEPA Compliance

State Environmental Policy Act (SEPA) materials are included as Attachment 23, (all attachments to the SEPA addendum are included in attachments, 1-20.

Decisional Criteria for Amending the Comprehensive Plan

The following Factors to Consider in Approving an Amendment to the Comprehensive Plan, found in Zoning Code Section 140.25 must be considered when reviewing city initiated amendment requests:

1. The effect upon the physical, natural, economic, and/or social environments.

For the physical, natural, and economic environments, approval of amendments to the Transportation and Capital Facilities elements to reflect the adopted 6-year 2011-2016 CIP, will in general extend the completion date or funding for transportation, water, sewer, surface water, utility, fire and building, and park projects. Several new transportation projects, the extension of a portion of NE 120th Street between Slater and 124th Avenue NE, and the trail within the east-side rail corridor from South Kirkland P&R to north city limits are expected to improve the both vehicle and non-motorized connections within the City.

Edits to make the Plan consistent with the Shoreline Area chapter and shoreline management regulations in the Zoning Code will provide clearer policy guidance to ensure that best management practices are followed in the development process.

2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods.

The rezone of ten greenbelts within the Juanita Finn Hill and Kingsgate Neighborhoods and the rezone of two park/open space parcels, one in the North Rose Hill and the other in the Central Houghton Neighborhoods, will reflect their existing open space/park use. The rezone correction of a portion of the Inglenook Court Apartment property in Finn Hill will make the zoning consistent with the rest of the development, and reflect its current high density residential land use.

3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.

The various proposed revisions to the Comprehensive Plan, especially as a result of incorporating the adopted 2011 – 2016 CIP, will ensure that the City does have adequate public facilities and services. Highlights are the funding of the BNRR right-of-way purchase. The purchase would be the first step in developing a pedestrian/bicycle trail within the eastside BNRR rail corridor in the Kirkland city limits.

4. The quality and location of land planned for the proposed land use type and density.

Besides the park/open space related rezones, and zoning correction of the Inglenook Court Apartment property, all other proposed city initiated amendments addressed in this cycle of CPA's are not site-specific.

5. The effect, if any, upon other aspects of the Comprehensive Plan.

All General Elements and Neighborhood Chapters in the Plan are interrelated and must be internally consistent. Each proposed amendment to the Plan has been reviewed to ensure consistency.

The city may amend the Comprehensive Plan only if it finds that the following Criteria found in Zoning Code Section 140.30 are met:

1. The amendment must be consistent with the Growth Management Act (GMA).
2. the amendment must be consistent with the countywide planning policies
3. The amendment must not be in conflict with other goals, policies, and provisions of the Comprehensive Plan.
4. The amendment will result in long term benefits to the community as a whole, and is in the best interest of the community.

The proposed amendments are consistent with the GMA, countywide planning policies, and are internally consistent with other parts of the Comprehensive Plan. Finally, the city initiated amendments will be in the best interest of the community as they further reflect the updated Shoreline Master Program policies and regulations and the transfer of park properties from King County to the City of Kirkland as a result of the Juanita, Finn Hill, Kingsgate annexation.

Next Steps

The Planning Commission and Houghton Community Council will prepare a recommendation to the City Council. The City Council is scheduled to consider adoption of the amendments by ordinance on December 12, 2011. The Houghton Community Council is scheduled to consider final approval by resolution on January 23, 2012.

Attachments

1. Map of Beach Rezone
2. Map of Watershed Park Zoning Correction
3. Map of Inglenook Court Apartment Zoning Correction
4. Map of Cascade Land Conservancy Rezone and Letter from the CLC
5. Vicinity Map of all 11 Public Greenbelt Rezones
6. Map of Greenbelt #35
7. Map of Greenbelt #41
8. Map of Greenbelt #66
9. Map of Greenbelt #78
10. Map of Greenbelt #90
11. Map of Greenbelt #100
12. Map of Greenbelt #107
13. Map of Greenbelt #108
14. Map of Greenbelt #110
15. Map of Greenbelt #125
16. Kirkland Women's Club amendment
17. a-f SMP inconsistencies amendments
18. Functional Map amendments
19. Table T-2: Maximum Allowed Subarea Average V/C Ratio for System Intersections and Individual Intersection LOS *Added since study sessions*
20. Combined Table T-5 Project Descriptions for the 2022 Transportation Project List (Funded – Unfunded) and Figure T-6 Transportation Project List Map(Funded – Unfunded)*Added since study sessions*
21. 2011 CFP Tables
22. Summary of changes to the 2022 Transportation Project List (Table T-5)
23. Summary of changes to the CFP (Tables CFP 8-12) *Added since study sessions*
24. SEPA addendum (see all proposed amendments in Attachments 1- 21)

Cc: File ZON11-00001

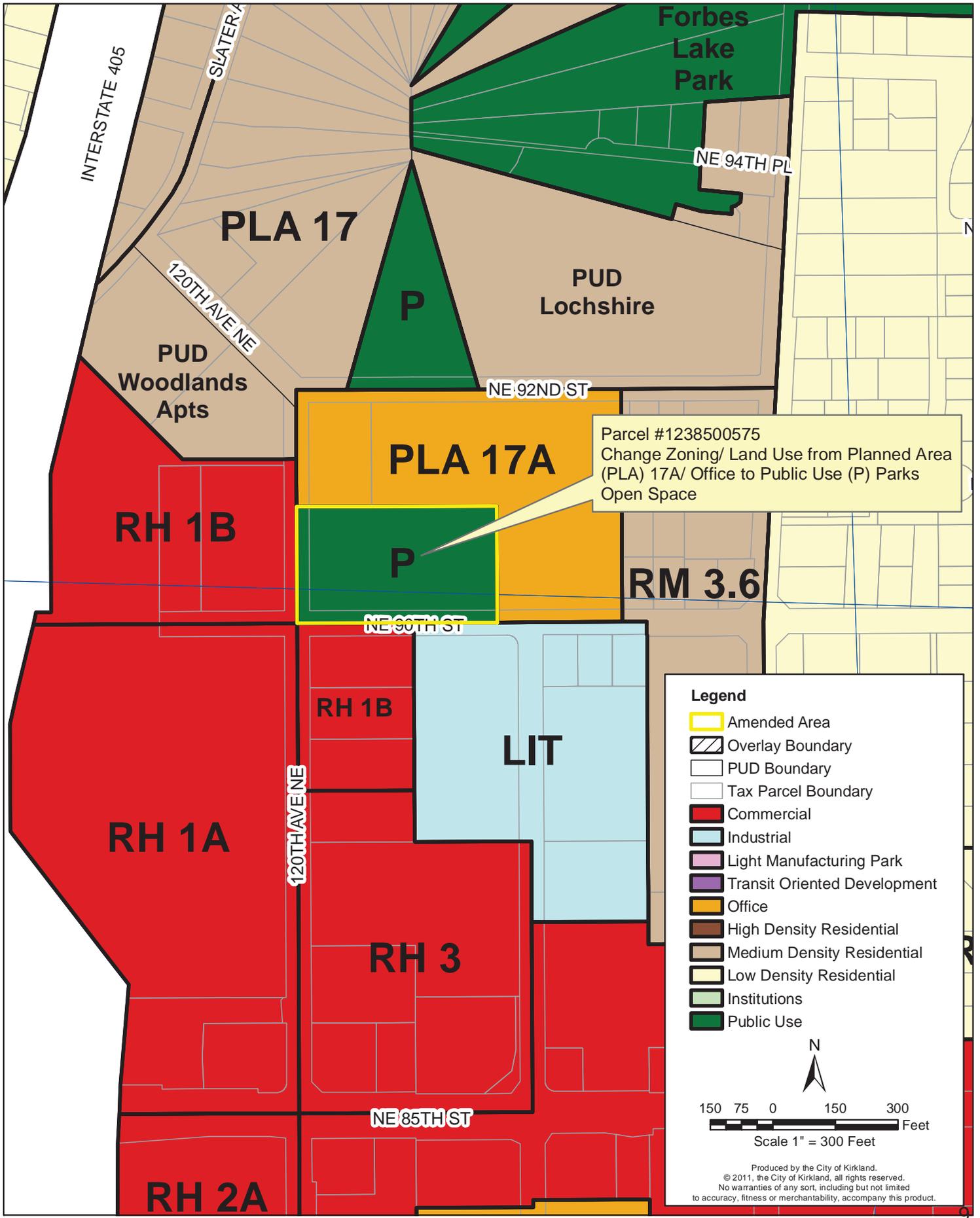
Kirkland Neighborhood Associations

Kirkland Alliance of Neighborhoods

Kirkland Chamber of Commerce

Beach Rezone

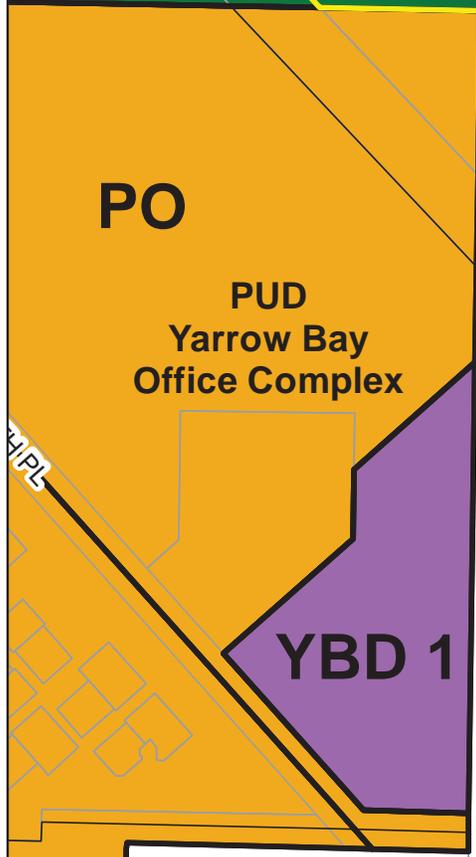
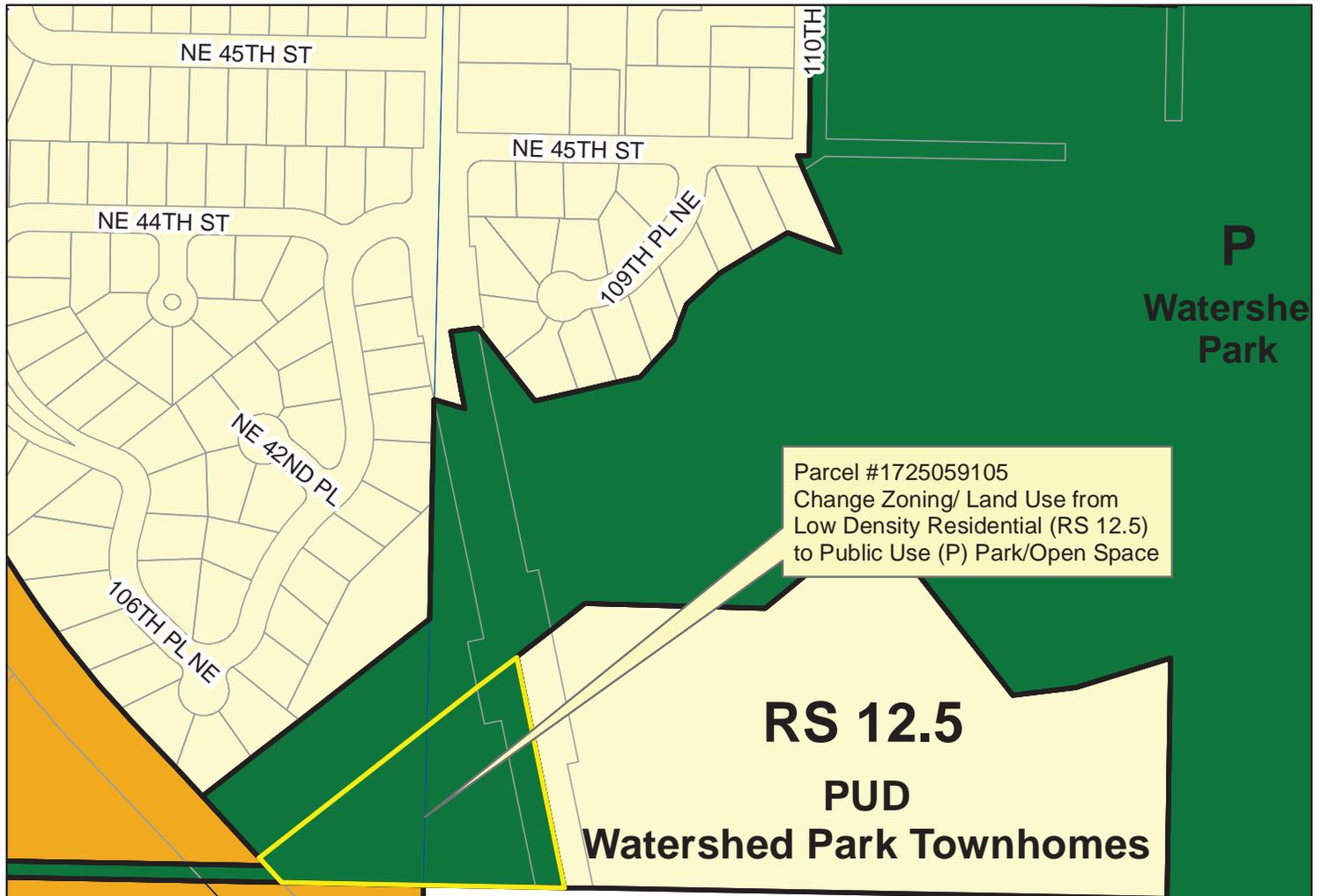
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Watershed Park Rezone Correction

Attachment 2

Parcel #1725059105



Legend

- Amended Area
- Overlay Boundary
- PUD Boundary
- Tax Parcel Boundary
- Commercial
- Industrial
- Light Manufacturing Park
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Public Use

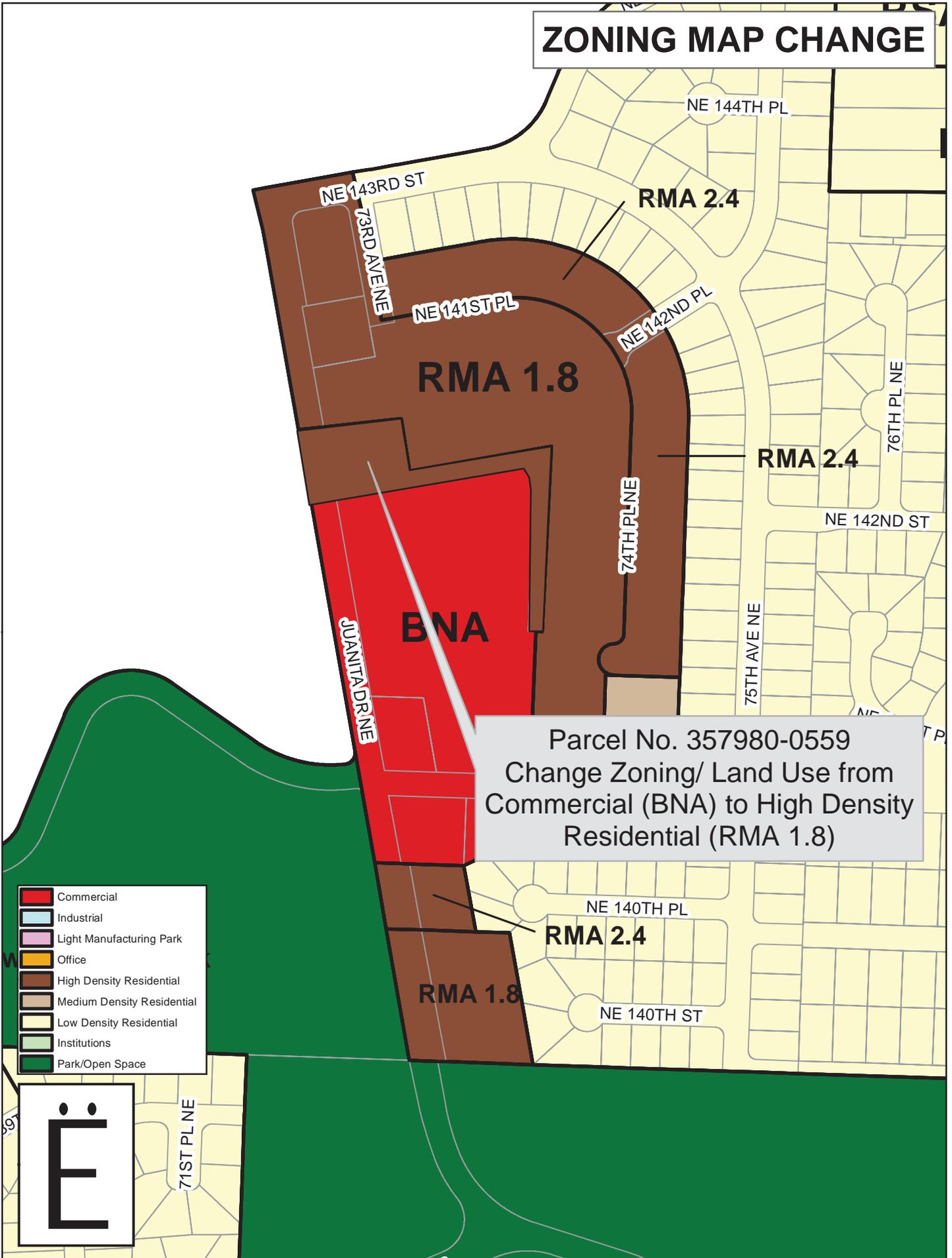
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ZONING MAP CHANGE



ZONING MAP CHANGE

RSA 4

P

Big Finn Hill Pa

Parcel No. 405570-0940
 Change Zoning/ Land Use from
 Low Density Residential (RSA 4)
 to Public Use (P) Parks Open Space

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



ny Park

RSA 4



CASCADE LAND CONSERVANCY

CONSERVING GREAT LANDS
CREATING GREAT COMMUNITIES

RECEIVED

OCT 18 2011

AM PM
PLANNING DEPARTMENT

BY _____

October 12, 2011

City of Kirkland
Attn: Joan Lieberman-Brill
123 5th Ave
Kirkland, WA 98006

RE: City of Kirkland Comprehensive Plan Update Rezone

To whom it may concern,

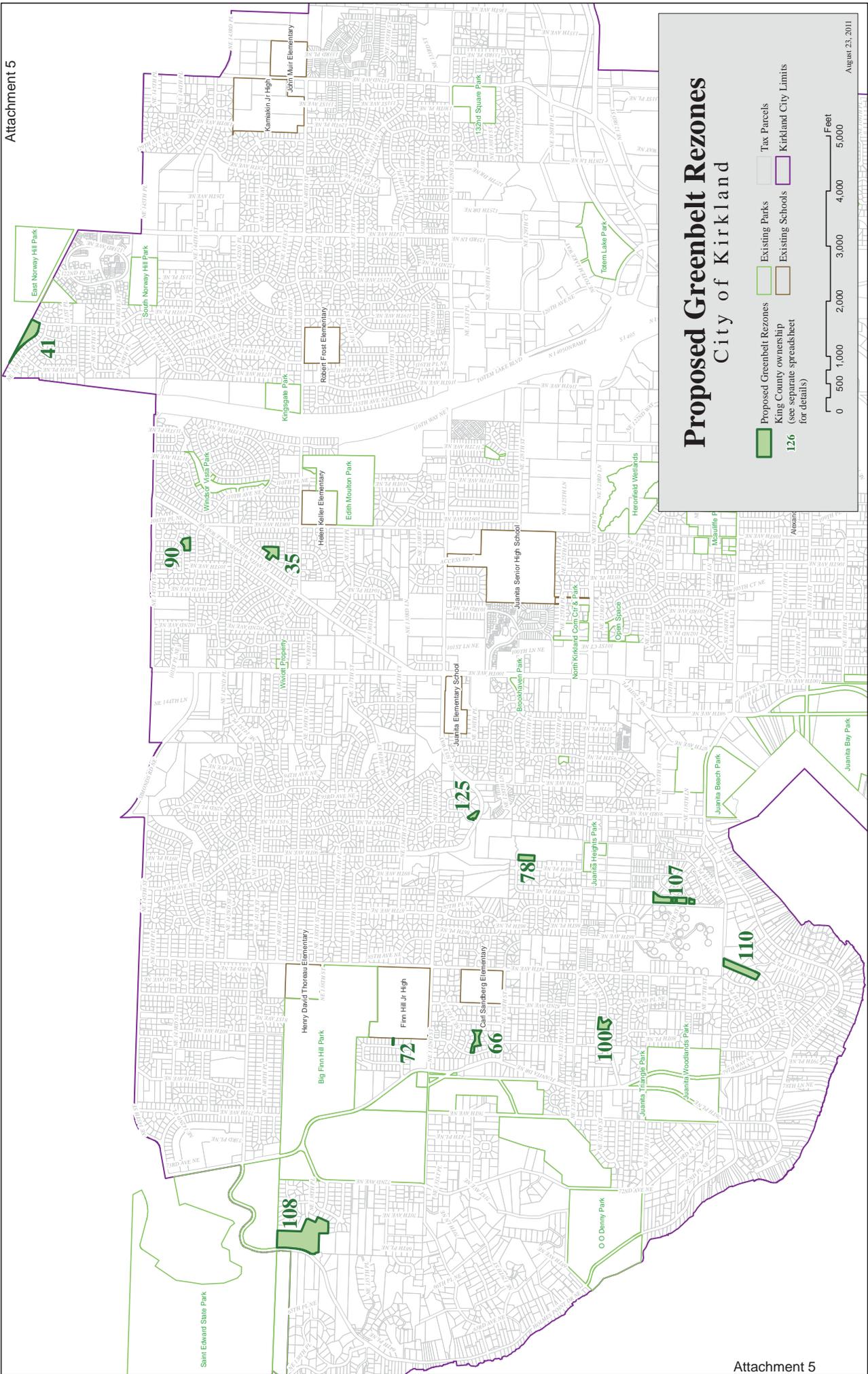
Cascade Land Conservancy (CLC) envisions a region that combines spectacular landscapes, a vibrant economy, and great places to live. CLC supports the City of Kirkland's rezone of a portion of the recently annexed Finn Hill neighborhood from low density residential to park open space.

CLC owns the 6-acre Denny Creek MacDonald Memorial Preserve within this proposed rezone area. The Preserve provides excellent opportunities for hiking, observing wildlife, and other passive recreational uses and is located adjacent to both O.O. Denny and Big Finn Hill Parks. CLC recently applied for an open space tax status through the King County Assessor's Office for our Denny Creek Preserve and is committed to continuing to offer publicly accessible open space for our local communities.

We look forward to continuing to partner with the City and other organizations to protect and share the natural offerings of our region and fully support the City of Kirkland as they seek to rezone this area to park open space land use.

Sincerely,

Michelle Connor
Executive Vice President/Chief Program Officer
Cascade Land Conservancy



Proposed Greenbelt Rezones

City of Kirkland

- Proposed Greenbelt Rezones
 - Existing Parks
 - Tax Parcels
 - Existing Schools
 - Kirkland City Limits
- King County ownership
(see separate spreadsheet for details)
- 126**

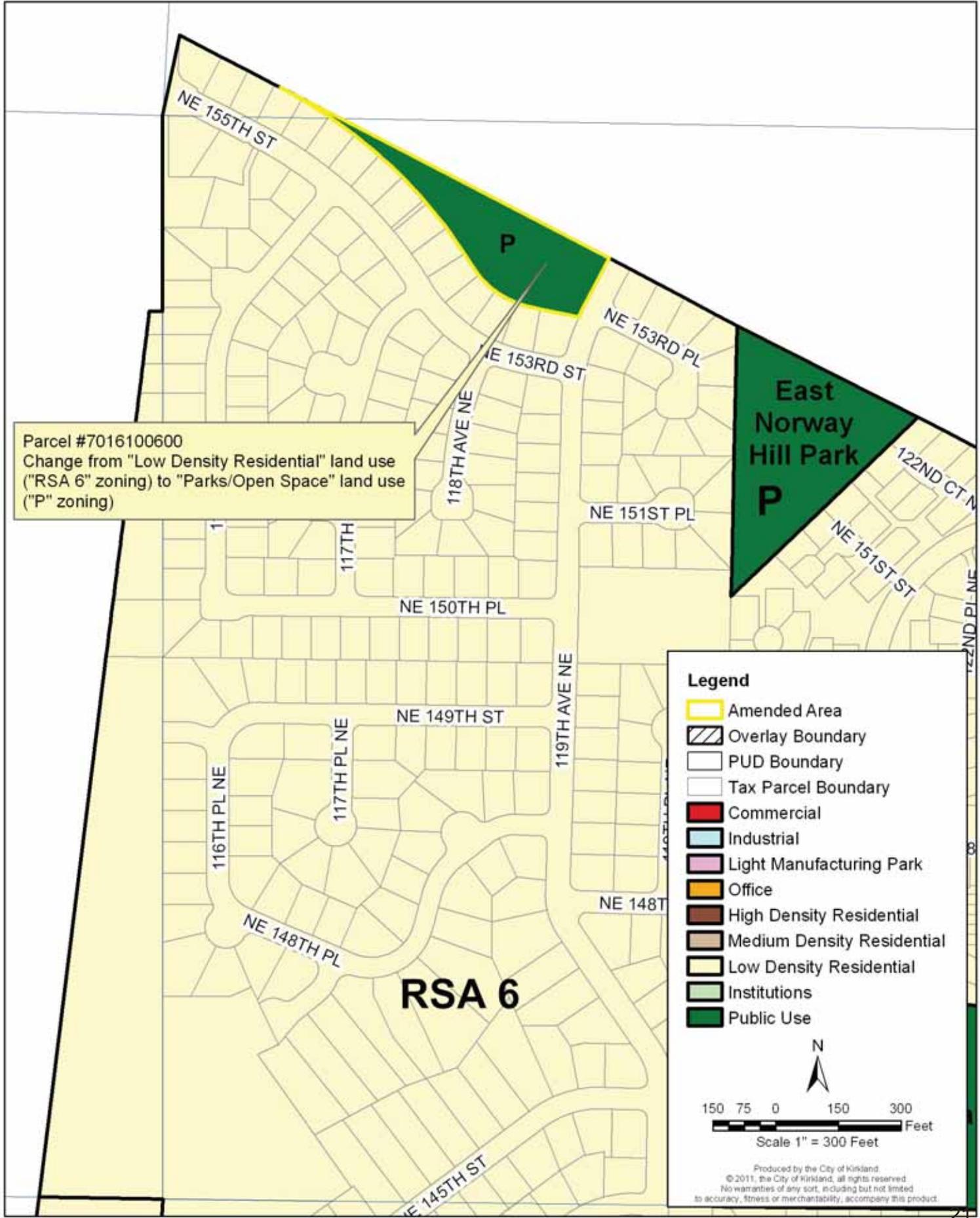


AUGUST 23, 2011

Land Use/Zoning Map Change - #41

Attachment 7

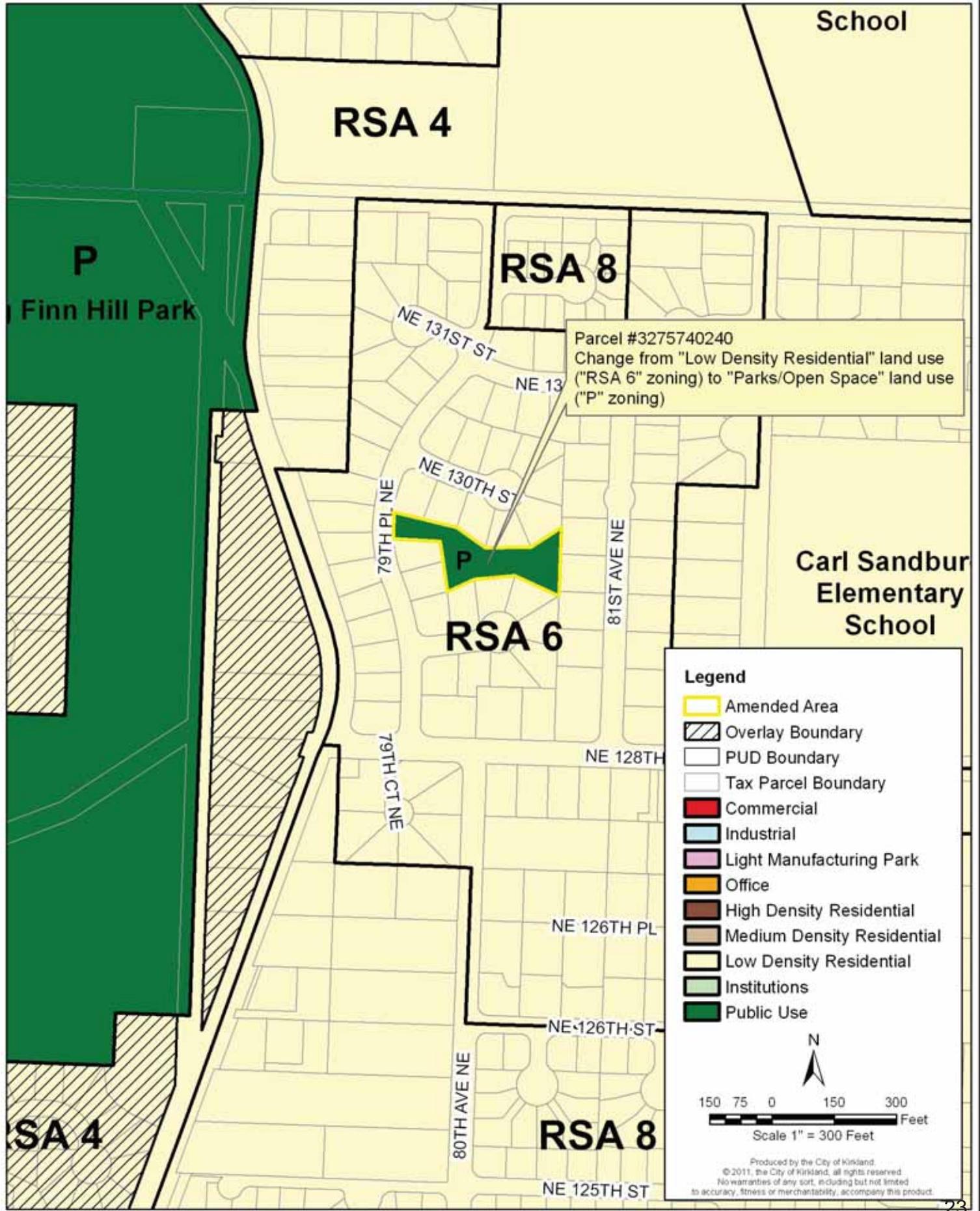
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Land Use/Zoning Map Change - #66

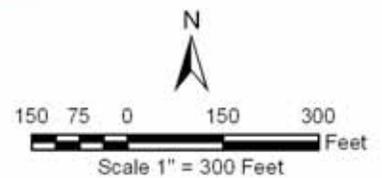
Attachment 8

Parcel #3275740240



Legend

- Amended Area
- Overlay Boundary
- PUD Boundary
- Tax Parcel Boundary
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Public Use

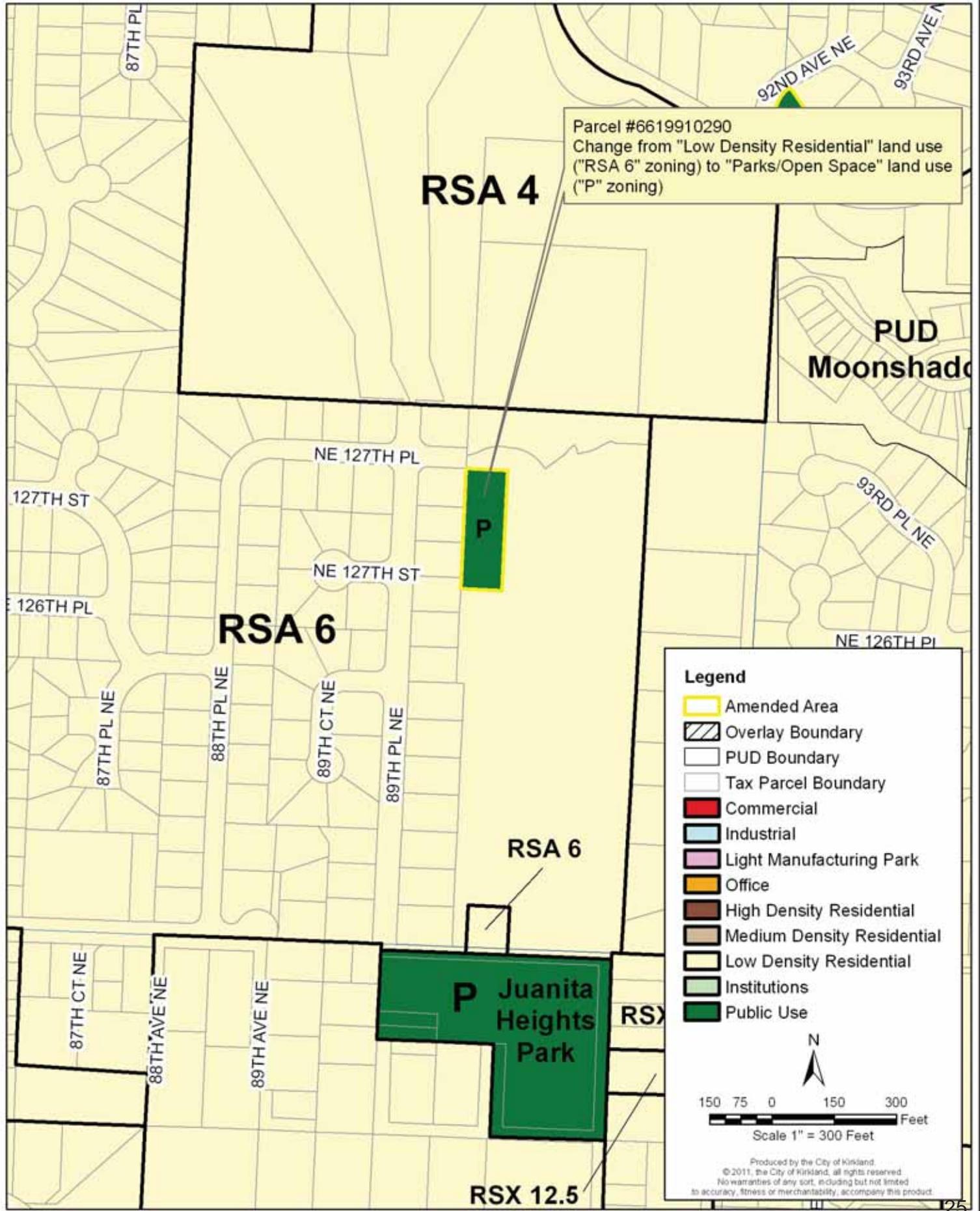


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Land Use/Zoning Map Change - #78

Attachment 9

Parcel #6619910290



Parcel #6619910290
Change from "Low Density Residential" land use ("RSA 6" zoning) to "Parks/Open Space" land use ("P" zoning)

RSA 4

**PUD
Moonshade**

RSA 6

RSA 6

**P Juanita
Heights
Park**

RSX 12.5

Legend

- Amended Area
- Overlay Boundary
- PUD Boundary
- Tax Parcel Boundary
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Public Use

N

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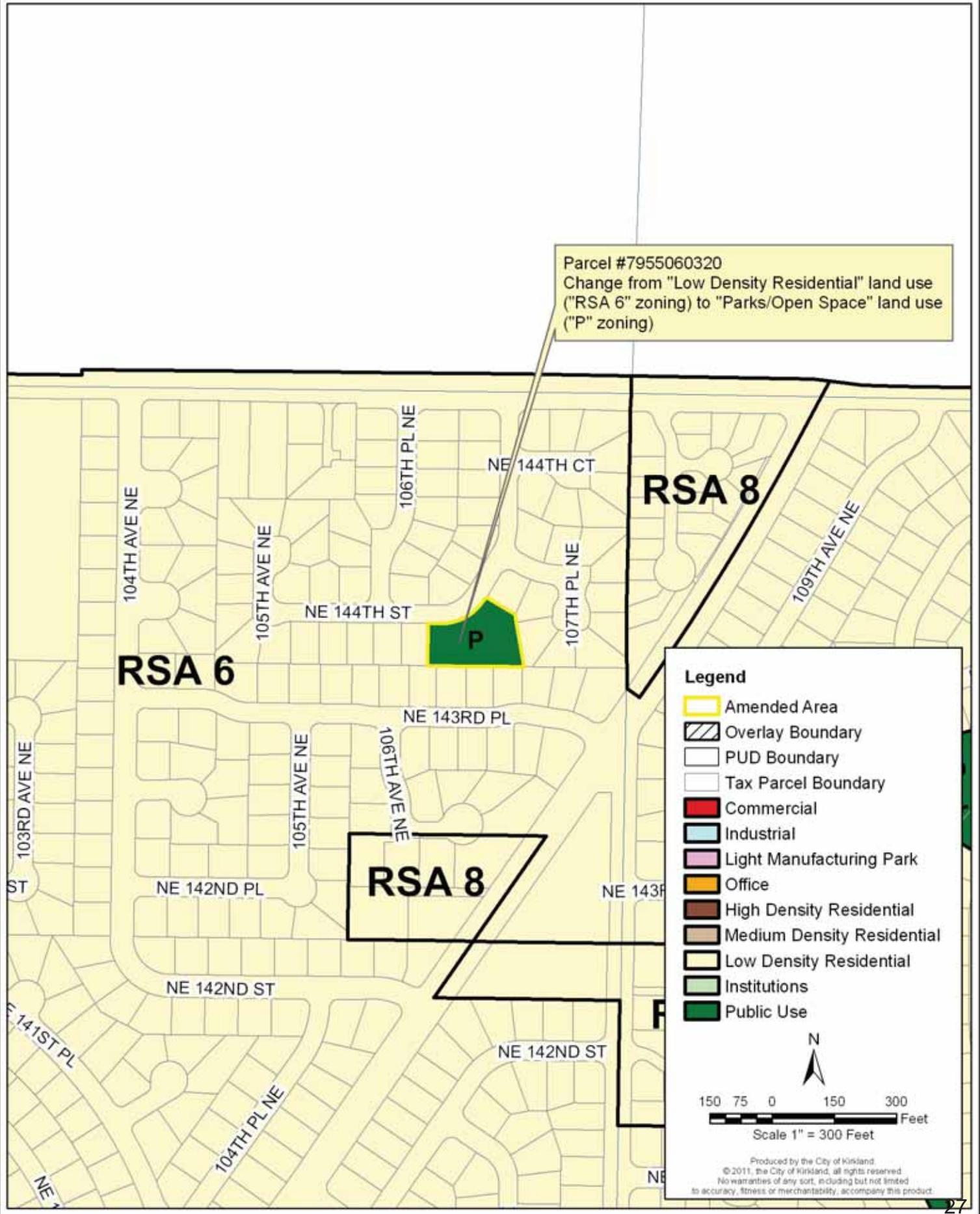
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Land Use/Zoning Map Change - #90

Attachment 10

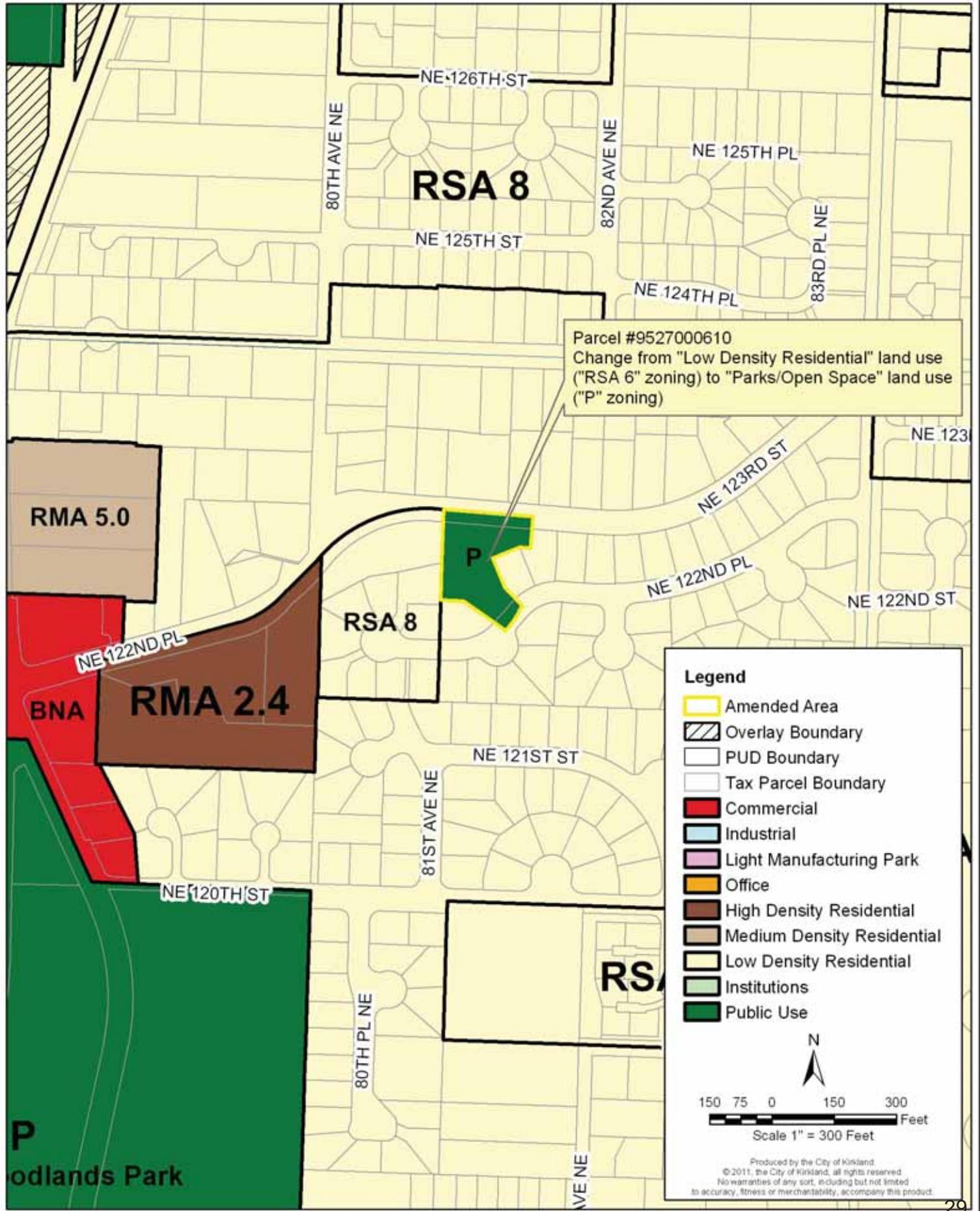
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Land Use/Zoning Map Change - #100

Attachment 11

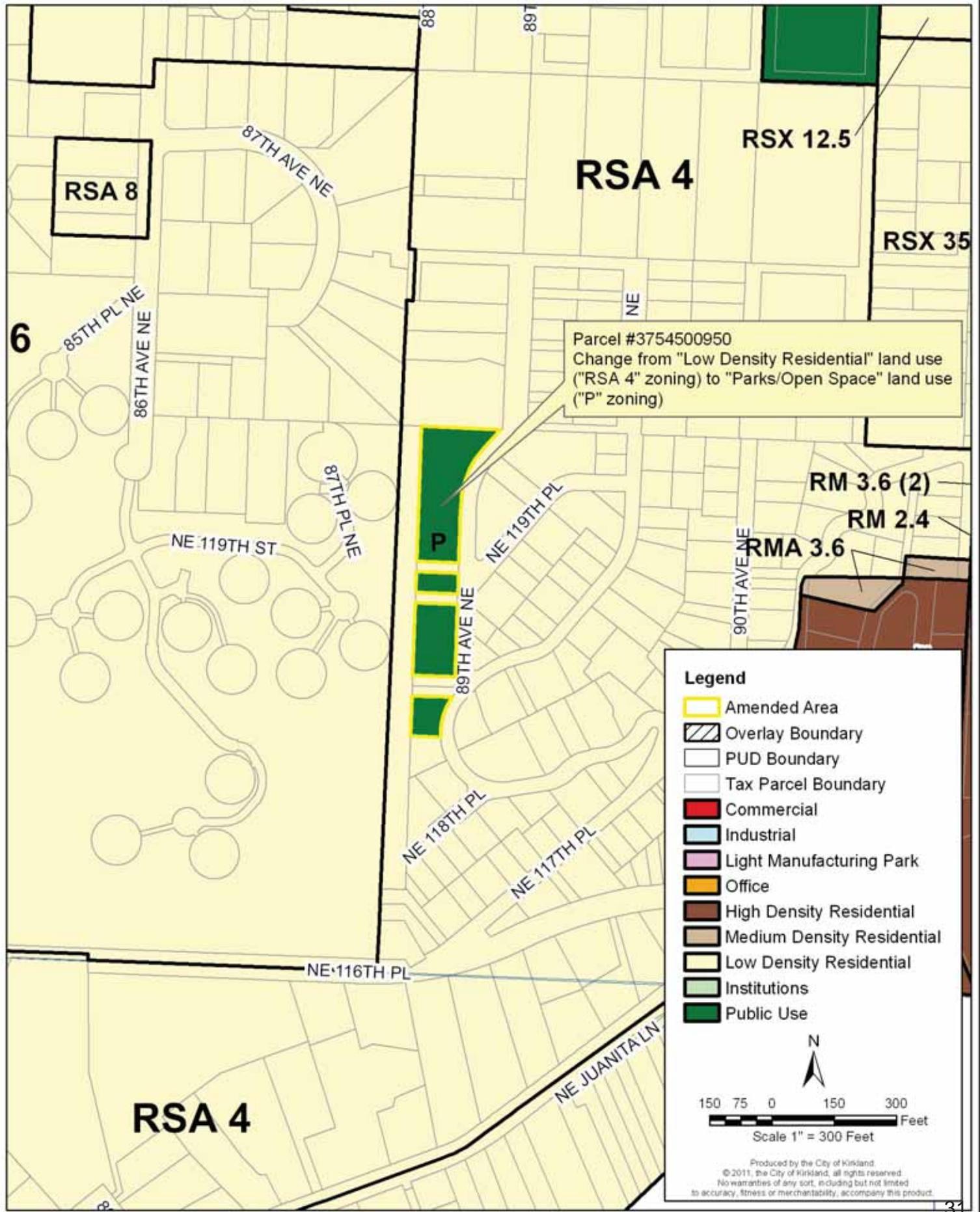
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Land Use/Zoning Map Change - #107

Attachment 12

Parcel #3754500950



Parcel #3754500950
 Change from "Low Density Residential" land use ("RSA 4" zoning) to "Parks/Open Space" land use ("P" zoning)

Legend

- Amended Area
- Overlay Boundary
- PUD Boundary
- Tax Parcel Boundary
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Public Use

N

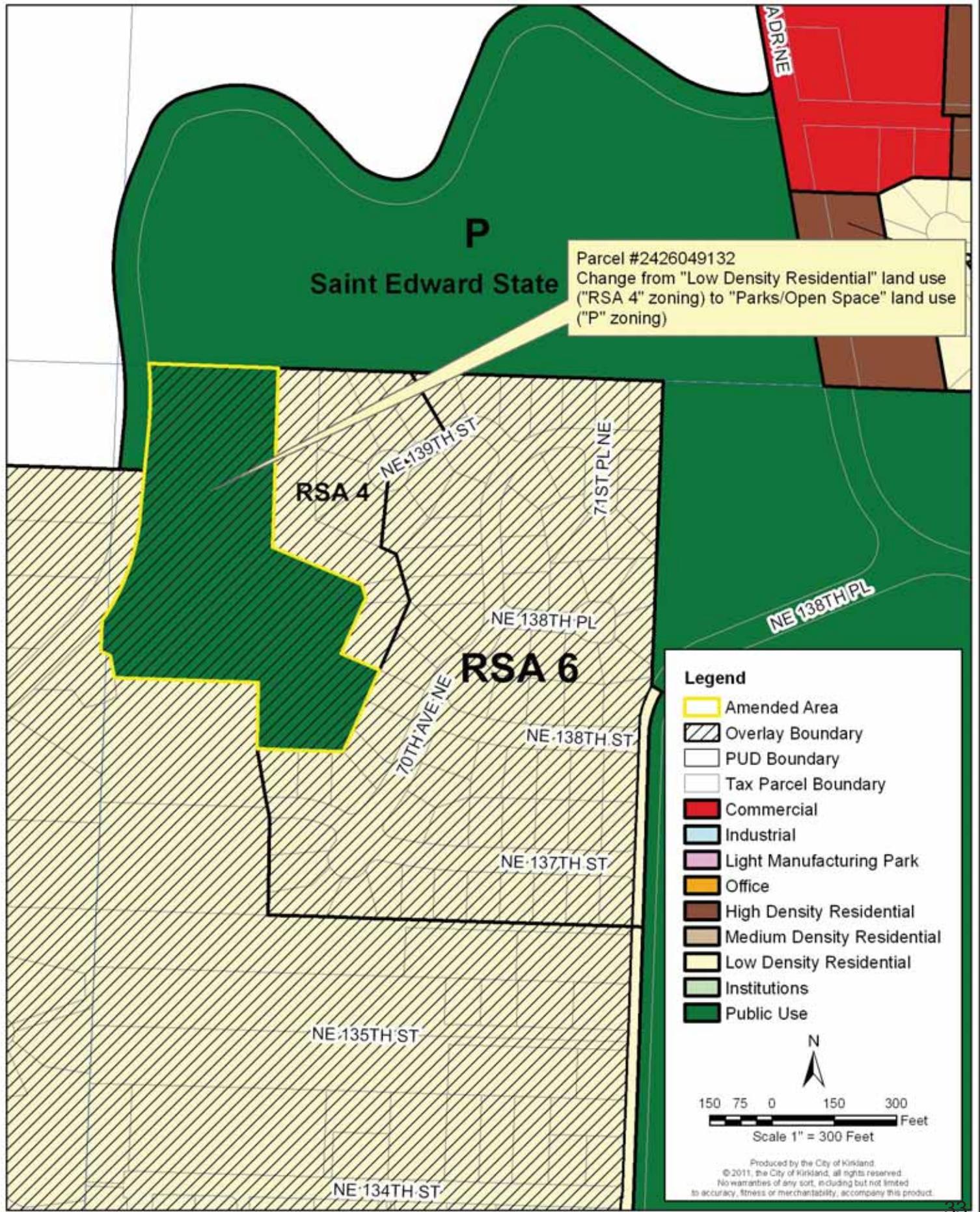
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Land Use/Zoning Map Change - #108

Attachment 13

Parcel #2426049132



Legend

- Amended Area
- Overlay Boundary
- PUD Boundary
- Tax Parcel Boundary
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Public Use



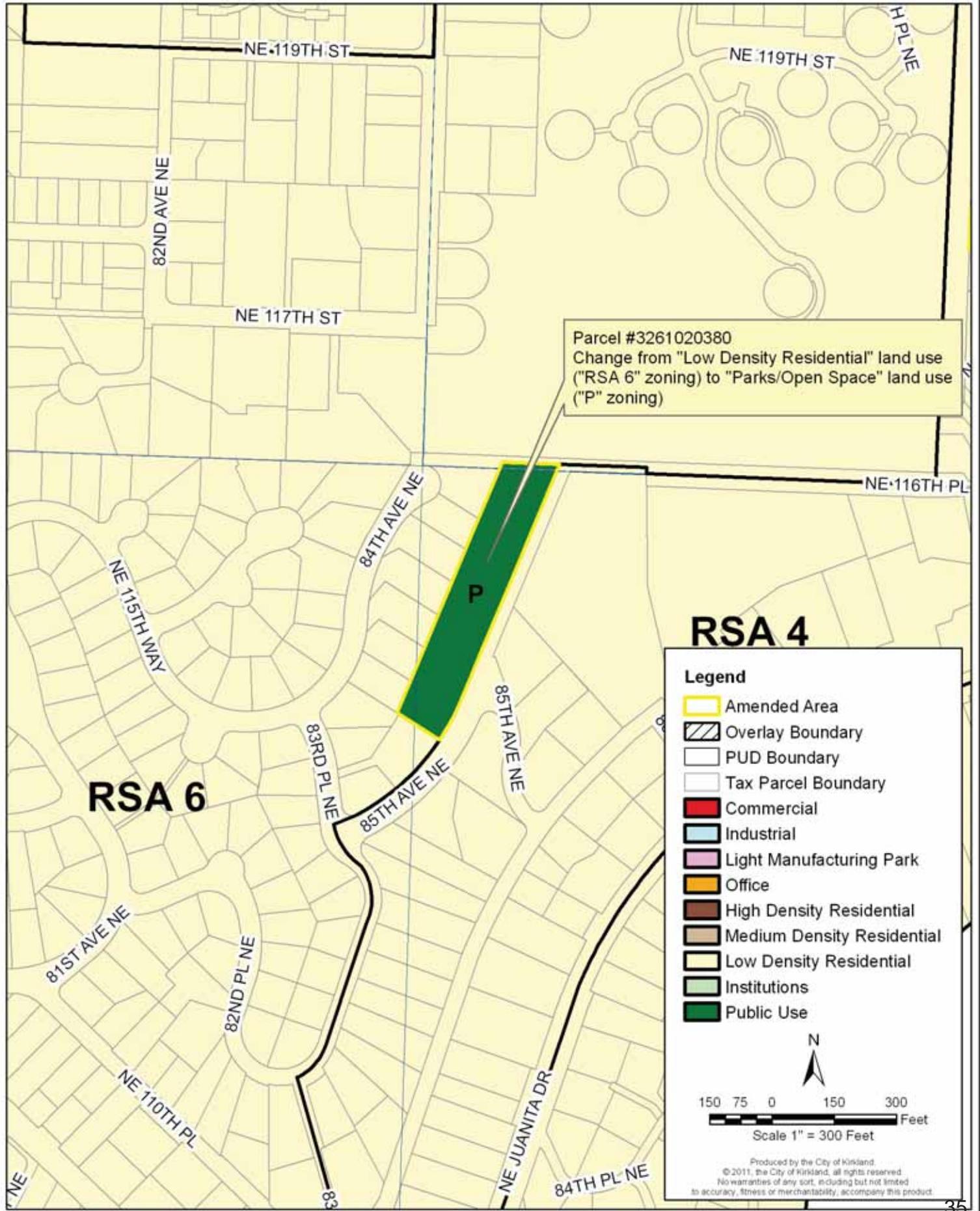
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Land Use/Zoning Map Change - #110

Attachment 14

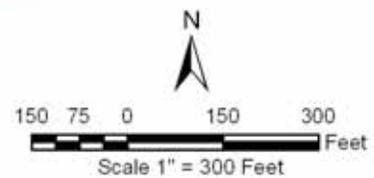
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RSA 4

Legend

- Amended Area
- Overlay Boundary
- PUD Boundary
- Tax Parcel Boundary
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Public Use

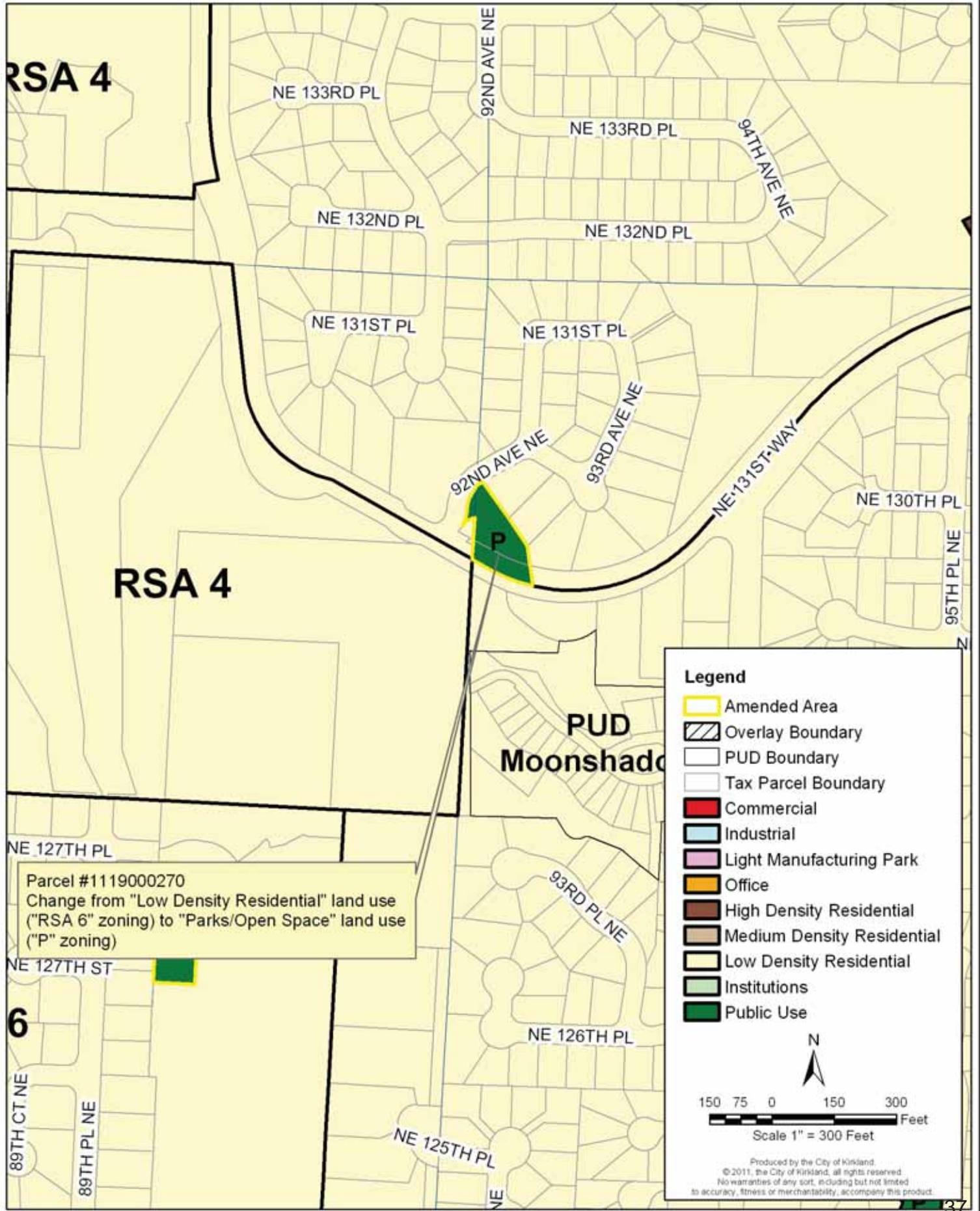


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Land Use/Zoning Map Change - #125

Attachment 15

Parcels #1119000270



Legend

- Amended Area
- Overlay Boundary
- PUD Boundary
- Tax Parcel Boundary
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Public Use

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IV. Community Character

Table CC-1

Designated Historic Buildings, Structures, Sites and Objects

List A: Historic Buildings, Structures, Sites and Objects Listed on the National and State Registers of Historic Places and Designated by the City of Kirkland

Building or Site	Address	Architectural Style	Date Built	Person/Event	Neighborhood
Loomis House	304 8th Ave. W.	Queen Anne	1889	KL&IC	Market
Sears Building	701 Market St.	Italianate	1891	Sears, KL&IC	Market
Campbell Building	702 Market St.		1891	Brooks	Market
*Peter Kirk Building	620 Market St.	Romanesque Revival	1891	Kirk, KL&IC	Market
Trueblood House	127 7th Ave.	Italianate	1889	Trueblood	Norkirk
*Kirkland Woman's Club	407 1st St.	Vernacular	1925	Founders 5	Norkirk
¥Marsh Mansion	6610 Lake Wash. Blvd.	French EcI Revival	1929	Marsh	Lakeview
Kellett/Harris House	526 10th Ave. W.	Queen Anne	1889	Kellett	Market

Footnotes:

- * The City of Kirkland Landmark Commission has formally designated these buildings, structures, sites and objects as Landmarks pursuant to KMC Title 28.
- ¥ The City of Kirkland has formally designated these buildings, structures, sites and objects as Historic Landmarks pursuant to Chapter 75 KZC.

I. Introduction

What is a Comprehensive Plan?

The Comprehensive Plan establishes a vision, goals and policies, and implementation strategies for managing growth within the City's ~~Planning Area~~ over the next 20 years ~~(see Figure I-2)~~. The Vision Statement in the plan is a reflection of the values of the community – how Kirkland should evolve with changing times. The goals identify more specifically the end result Kirkland is aiming for; policies address how to get there. All regulations pertaining to development (such as the Zoning Code, including shoreline management regulations, and the ~~Subdivision Ordinance~~, ~~and Shoreline Master Program~~) must be consistent with the Comprehensive Plan. The end result will be a community that has grown along the lines anticipated by the Comprehensive Plan.

How was the plan prepared?

Planning and preparation for the 1995 update began in the fall of 1991 with a Community Growth Forum. At about the same time, the City Council appointed a citizen advisory committee known as the Growth Management Commission (GMC). This group was charged with the mission of recommending to the City Council an updated Comprehensive Plan consistent with the requirements of the Growth Management Act.

V. Natural Environment

Policy NE-2.6: Regulate development of land along the shoreline of Lake Washington to:

- ◆ *Preserve natural systems and maintain and improve the ecological functions of the water and shorelines;*
- ◆ *Avoid natural hazards;*
- ◆ *Promote visual and physical access to the water;*
- ◆ *Provide recreational opportunities;*
- ◆ *Preserve navigation rights; and*
- ◆ *Minimize the creation of and reduce existing armored shorelines, overwater and in water structures.*

The Lake Washington shoreline plays a vital role in the ecology of our watershed (which includes land that drains into Lake Washington, the Cedar River, and Lake Sammamish). All species of anadromous salmonids in our watershed migrate through and rear in Lake Washington. The decline of salmonid populations in Lake Washington has been linked to the following factors: vegetation modification and removal, shoreline armoring, overwater and in water structures, storm water runoff and introduction of pollutants. Establishing regulations that avoid, minimize and mitigate impacts to the shoreline and restore degraded ecological functions will substantially aid salmon recovery efforts in our watershed.

Kirkland's Shoreline Master Program (SMP) was adopted pursuant to the Washington State Shoreline Management Act of 1971. It designates all parcels within 200 feet of Lake Washington and associated wetlands as shoreline environments. The SMP goals and policies are contained in the Shoreline Area Chapter of the Comprehensive Plan. Detailed [shoreline management](#) regulations in the Kirkland Zoning Code implement these policies. Pursuant to Washington State requirements, the 2010 update of the Kirkland Shoreline Master Program reflects current best management practices. The Shoreline Restoration Plan, a component of the SMP, identifies and prioritizes public restoration projects that are in the Parks Capital Improvement Program. In addition, it lists other public actions and programs and private restoration projects that should be undertaken over a 20-year period.

XIV Implementation Strategies

Functional and Management Plans. Although not technically a part of the Comprehensive Plan, functional and management plans address in detail subjects more generally discussed in the Comprehensive Plan. Existing functional plans include:

- ◆ Capital Improvement Program;
- ◆ Sewer Comprehensive Plan;
- ◆ Water Comprehensive Plan;
- ◆ Surface Water Master Plan;
- ◆ Park, Open Space and Recreation Plan;
- ◆ Fire Protection Master Plan;
- ◆ Active Transportation Plan;
- ◆ Natural Resource Management Plan;
- ◆ Downtown Strategic Plan;
- ◆ Housing Strategy Plan.

Functional and management plans are both guided by and help to guide the Comprehensive Plan. Theoretically, the Comprehensive Plan sets the broad policy framework which functional and management plans address in more detail. In practice, however, functional and management plans also raise issues and ideas which help to shape Comprehensive Plan goals and policies. Either way, general consistency between the Comprehensive Plan and functional and management plans is important, as is regular updating of functional and management plans to maintain their currency.

Regulations. Regulations set the legal requirements for new development. The vast majority of the regulations are found in the Kirkland Zoning Code (including the official Zoning Map [and shoreline management regulations](#)), [and Subdivision Code](#), ~~and Shoreline Master Program~~. Local administration of the State Environmental Policy Act is also a regulatory tool. The Growth Management Act requires that development regulations must be consistent with the Comprehensive Plan; and to a large extent Kirkland's existing regulations already are. Even so, update of Kirkland's regulatory documents must be a high priority, and should be undertaken as appropriate on a regular basis.

Although by nature regulations impose restrictions on the development of property, many of the regulatory revisions required to implement the Plan will involve easing of current restrictions. In the same vein, where appropriate, regulations can be structured to provide incentives to desired development, rather than being solely restrictive.

XV.D Moss Bay Neighborhood

Note: The Moss Bay Neighborhood Plan had its last major update in 1987. Therefore, references in this chapter to goals, policies, or specific pages in other chapters may be inaccurate if the other chapters have since been updated.¹

1. INTRODUCTION

In terms of land use, the Moss Bay Neighborhood is Kirkland's most complex area. [Situated on the shores of Lake Washington, ~~The~~ the](#) area contains a wide variety of land uses, including Downtown retail businesses, a freeway interchange, industrial activities, offices, well established single-family areas, large-scale multifamily development, a baseball facility, a post office, and a railroad.

Moss Bay Neighborhood boundaries are illustrated in Figure MB-1.

While the neighborhood is dominated by the commercial activities associated with Kirkland's downtown, there are considerable opportunities for residential development. A major policy emphasis for the Moss Bay Neighborhood is to encourage commercial activities in the Downtown, and to expand "close-in" housing opportunities by encouraging medium- to high-density residential uses in the perimeter of the Downtown (Figure MB1). A mix of residential densities exists in the remainder of the Moss Bay Neighborhood, generally stepping down with increased distance from commercial activities.

[For properties within the shoreline jurisdiction, the policies in the Shoreline Area chapter and shoreline management regulations in the Kirkland Zoning Code should be observed.](#)

A. LIVING ENVIRONMENT

Medium-density residential development permitted in block between Kirkland Avenue and Kirkland Way, along 6th Street South, as well as south and west of Planned Area 6.

¹The name of this neighborhood was changed from Central to Moss Bay in December 2001.

A density of 12 dwelling units per acre is also designated for properties along State Street, south of Planned Area 6 (Figure MB2). This designation is consistent with densities of existing development as well as with densities permitted along State Street to the north and south. Lands on the east side of Lake Washington Boulevard, south of 7th Avenue South and west of the midblock between First and Second Streets South, are also appropriate for multifamily uses at a density of 12 dwelling units per acre. This designation is consistent with permitted densities to the north and south along Lake Washington Boulevard.

The area situated east of the midblock between First and Second Streets South, west of the midblock between State Street and Second Place South, and south of 7th Avenue South, contains a well-established enclave of single-family homes. Existing development in this area should be preserved.

~~As discussed in the Shoreline Area Chapter of this Plan, residential uses should continue to be permitted along the shoreline at medium densities (12 dwelling units per acre). This is consistent with the density of development along the shoreline to the south and on many properties on the east side of Lake Street South.~~

Development along the shoreline is discussed.

As specified in the Shoreline Area Chapter of this Plan, new residential structures constructed waterward of the high water line are not permitted. Density and Additional~~additional~~ standards governing new multifamily development can be found in the Shoreline Area Chapter of this Plan and in the shoreline management regulations in the Kirkland Zoning Code.

XV.I North/South Juanita Neighborhood

Retail, office, and residential uses should be allowed in JBD 4.

JBD 4

Retail, office, and residential uses which are a maximum of two stories should be allowed in non-wetland areas. Driveways should be combined due to hazardous traffic conditions along 98th Avenue NE. Drive-through facilities should be prohibited. Buildings should be clustered to provide views of the lake when possible. The wetland area should be preserved and regulated in accordance with the [Shoreline Master Program shoreline management regulations in the Kirkland Zoning Code](#). Public access along or near the shoreline should be required as described in the Natural Environment [and Shoreline Area](#) sections.

XV.K Market Neighborhood

4. 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 salmonid locations in Juanita Bay Park.



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. The Shoreline Area Chapter of this Plan discusses best management practices to protect the lake.

[For properties within the shoreline jurisdiction, the policies in the Shoreline Area Chapter and shoreline management regulations in the Kirkland Zoning Code should be observed.](#)

