



## **CITY OF KIRKLAND**

**Planning and Community Development Department**

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### **MEMORANDUM**

**Date: February 4, 2010**

**To: Planning Commission**

**From: Paul Stewart, Deputy Planning Director**

**Subject: Joint Meeting, Planning Work Program & CBD Amendments**

#### **Recommendation**

Consider the comments from the City Council at the Joint Meeting, review the CBD Amendments and Draft 2010-2012 Planning Work Program and provide direction as appropriate.

#### **Background Discussion**

The Planning Commission and City Council met at the annual joint meeting on February 2, 2010. At the meeting, the Commission presented their recommendation on the 2010-2010 Planning Work Program. Discussion topics included:

- CBD Zoning Amendments
- Sign regulations
- Neighborhood boundaries
- Neighborhood Plans (boundaries and the sequencing/timing of neighborhood plans including the annexation area)
- Council/Commission interaction

The Council was in general agreement with the Work Program as recommended by the Planning Commission but was interested in looking at the list of CBD amendments.

Included in this packet is a memo from Jeremy McMahan regarding the list of CBD amendments. It also includes the proposed Planning Work Program. Please review the memo for discussion at the February 11 meeting.





## **MEMORANDUM**

**To:** Planning Commission

**From:** Jeremy McMahan, Planning Supervisor

**Date:** February 3, 2010

**Subject:** CENTRAL BUSINESS DISTRICT ZONING – DEFERRED ZONING AMENDMENT ISSUES, FILE NO. ZON08-00019

### **RECOMMENDATION**

Review and discuss the list of deferred CBD issues to decide if there are items that should move forward for further consideration in the Planning Work Program and their relative priority. For those items added to the work program, the City Council will need to delegate tasks to appropriate boards and commissions for study.

### **BACKGROUND**

The City Council amended the zoning code for the Central Business District in 2009, primarily in response to concerns about building height, building mass, and ground floor uses in the core area. Those amendments are summarized in Attachment 1. The process was conducted by the City Council without Planning Commission involvement. Because the process was narrowly scoped and the amendments were intended to be expedited, the City Council agreed to defer certain issues. These were issues one or more Council members felt might have value but were not germane to the scope of those CBD amendments.

### **DISCUSSION**

Attachment 2 contains a matrix of the deferred issues identified by the City Council through the 2009 CBD amendment process. The City Council has not reviewed or prioritized these issues as a group. Staff has grouped the issues by category and attempted to provide an initial assessment of the work program scope in terms of applicable codes and which boards or commissions would be involved. The budget column indicates potential relative cost (indicated by \$) and potential relative time to process (indicated by ⊕). The final column is simply intended to provide Planning Commission and City Council members space to prioritize the list, either individually or as a group.

#### Attachments

1. Summary of CBD Amendments
2. Matrix of Deferred Issues
3. Draft 2010 -2012 Planning Work Program



### CBD ZONES AFFECTED BY CHANGES

AMENDMENT	CBD 1	CBD 2	CBD 3	CBD 4	CBD 6	CBD 7	CBD 8
Require 13' average sidewalk width with 12' minimum	X						
Prohibit bank and financial uses along Park Lane and Lake Street South	X						
Eliminate size and roof coverage modifications to rooftop appurtenances	X						
Measure height in feet instead of stories	X	X	X	X	X	X	Already measured in feet
Require minimum 13'-15' ground floor retail height (depending on building height)	X	X	X	X	X	X	X
Along Lake Street - require a 30' upper story setback (at 3 <sup>rd</sup> , 4 <sup>th</sup> , and 5 <sup>th</sup> * stories)	X						
Along Central Way - require 30' upper story setback (at 4 <sup>th</sup> and 5 <sup>th</sup> * stories)	X						
Along 3 <sup>rd</sup> and Main Streets - require 10' average upper story setback (at 3 <sup>rd</sup> , 4 <sup>th</sup> , and 5 <sup>th</sup> * stories)	X						
Along all other streets - require 20' average upper story setback (at 3 <sup>rd</sup> , 4 <sup>th</sup> , and 5 <sup>th</sup> * stories)	X						
Allow ground floor public space tradeoff for additional upper story building area	X						
Supporting design guidelines	X	X	X	X	X	X	X
Require minimum 20'-30' average retail depth (depending on building height)	X						
X = Applies to zone							
* Where 5 <sup>th</sup> story is allowed							



ISSUE	AFFECTED CODE	BOARD/COMMISSION	BUDGET <sup>1</sup>	TIME <sup>2</sup>	COUNCIL PRIORITY
<b>Retail Requirements</b>	KZC	Planning Commission, City Council	0	⊕⊕	1...2...3...4...5
<ul style="list-style-type: none"> <li>Address retail requirements (depth, allowed uses, etc) following Hovee/DAC report<sup>3</sup></li> <li>Tighten/loosen allowances for retail service and office uses on ground floor</li> </ul>					
<b>Review CBD parking requirements – examples:</b>					
<ul style="list-style-type: none"> <li>Waive retail parking requirements to encourage redevelopment potential</li> </ul>	KZC	Parking Advisory Board, Planning Commission, City Council	\$\$\$	⊕⊕⊕	1...2...3...4...5
<ul style="list-style-type: none"> <li>Parking modifications authority<sup>4</sup></li> </ul>	KZC	Planning Commission, City Council	0	⊕	1...2...3...4...5
<ul style="list-style-type: none"> <li>Adjust residential parking standards per PAB suggestions<sup>5</sup></li> </ul>	KZC	Parking Advisory Board, Planning Commission, City Council	0	⊕	1...2...3...4...5
<b>Incentives:<sup>6</sup></b>					
<ul style="list-style-type: none"> <li>Parking waivers for lower buildings</li> </ul>	KZC	Parking Advisory Board, Planning Commission, City Council	\$\$\$	⊕⊕⊕	1...2...3...4...5
<ul style="list-style-type: none"> <li>Green building incentives</li> </ul>	KZC	Planning Commission, City Council	\$\$	⊕⊕	1...2...3...4...5
<ul style="list-style-type: none"> <li>Incentivize pedestrian crossings, pedestrian connections, and public plazas</li> </ul>	KZC	Design Review Board, Transportation Commission, Planning Commission, City Council	\$\$	⊕⊕	1...2...3...4...5
<b>Resolve CBD 2 issues:</b>					
<ul style="list-style-type: none"> <li>Reality check on whether redevelopment is even feasible</li> </ul>	NA	Consultant, City Council	\$\$\$	⊕⊕	1...2...3...4...5
<ul style="list-style-type: none"> <li>CBD 2 public/private master plan</li> </ul>		Task Force	\$\$\$\$\$	⊕⊕⊕⊕⊕	1...2...3...4...5
<ul style="list-style-type: none"> <li>Parking waiver</li> </ul>	KZC	Parking Advisory Board, Planning Commission, City Council	\$\$	⊕⊕⊕	1...2...3...4...5
<ul style="list-style-type: none"> <li>Height trade-offs for pedestrian access and view corridors</li> </ul>	KZC	Planning Commission, City Council	\$\$\$	⊕⊕⊕⊕	1...2...3...4...5
<b>Review Sidewalk cafes</b>	KMC	City Council	0	⊕	1...2...3...4...5
<ul style="list-style-type: none"> <li>Review current allowances</li> <li>Are they a good thing?</li> <li>Minimum sidewalk width</li> <li>Analyze relationship with public realm</li> </ul>					
<b>Review economics of redevelopment (reality check) – what can we expect under regulations (CBD 1 and 2)</b>	NA	Consultant	\$\$\$\$	⊕⊕	1...2...3...4...5
<b>Design guideline for intersection of Third Street and Central Way</b>	KMC	Design Review Board, Planning Commission, City Council	0	⊕	1...2...3...4...5
<b>Review DRB appeal process (Council or Hearing Examiner)<sup>7</sup></b>	KZC	Planning Commission, City Council	0	⊕⊕	1...2...3...4...5
<b>Discuss façade preservation through new development</b>	KZC?	Design Review Board, Cultural Council, Planning Commission, City Council	\$	⊕⊕	1...2...3...4...5

<sup>1</sup> Relative estimated cost with more \$ signs indicating higher cost

<sup>2</sup> Relative time commitment, with more ⊕ signs indicating more time

<sup>3</sup> Hovee report to Council on 4/7/2009

<sup>4</sup> Previously administrative decision, inadvertently assigned to DRB during prior code amendment

<sup>5</sup> PAB has collected data on parking utilization and recommended a change to the code to avoid parking modifications on a project by project basis

<sup>6</sup> Council should identify potential incentives. Assume some economic analysis for any scenario to determine if the policy/regulation will actually incentive desire outcome.

<sup>7</sup> Council deferred until after Bank of America process debrief, scheduled for 4/7/2009



**PROPOSED 2010 – 2012 PLANNING WORK PROGRAM: LONG RANGE TASKS January 14, 2010**

				2010												2011				2012			
TASK	PROJECT MANAGER	2009 STAFF		J	F	M	A	M	J	J	A	S	O	N	D	1st	2nd	3rd	4th	1st	2nd	3rd	4th
<b>POLICIES, PLANS &amp; REGULATIONS</b>																							
<b>1</b>	<b>Comprehensive Plan</b>		<b>1.8 FTE</b>																				
	• Annual Comp Plan Update	Brill																					
	• GMA/Comp Plan	Swan																					
	• Transp. Principles/Policy	PW - Godfrey																					
	• Private Amendment Requests																						
	• Touchstone Planned Action	Ruggeri																					
<b>2</b>	<b>Neighborhood Plans</b>		<b>2.0 FTE</b>																				
	• Lakeview Plan	Soloff																					
	• Central Houghton Plan	Ruggeri																					
	• Bridle Trails & South Rose Hill																						
	• Everest and Moss Bay																						
<b>3</b>	<b>Code Amendments</b>		<b>.4 FTE</b>																				
	• Code enforcement consolidation	Cox																					
	• Misc. Code Amend	Brill																					
<b>4</b>	<b>Housing</b>		<b>.4 FTE</b>																				
	• Affordable Housing Regs																						
	• TOD @ Park & Ride	Collins																					
	• Housing Preservation	Collins																					
	• Affordable Housing Strategies	Nelson/ARCH																					
<b>5</b>	<b>Natural Env/Stewardship</b>		<b>2.7 FTE</b>																				
	• Shoreline Master Program	Swan																					
	• Critical Area Regs																						
	• Urban Forestry Program	Powers																					
	• LID/Green Codes	Gaus/Barnes																					
	• Green Building Program	Barnes/Jensen																					
	• Green Team/Env. Stewardship	Stewart/Schroder																					
<b>6</b>	<b>Database Management</b>	Goble	<b>.2 FTE</b>																				
<b>7</b>	<b>Regional Coordination</b>	Shields	<b>.1 FTE</b>																				
<b>8</b>	<b>Annexation</b>	Various	<b>1.5 FTE</b>																				
	• Update Maps																						
	• Amend Comp Plan																						
	• Update SMP																						
	• Update Regs																						
	• Wild Glen Annexation																						
	• Conduct Census																						
	• Prepare Neighborhood Plans																						
	<b>Planning Commission Tasks</b>																						
	<b>Other Tasks</b>																						

