

## City Ministries PUD Justification

### I. Introduction

The proposed City Ministries Housing Project PUD is located on a vacant 1.58 acre site located on 132<sup>nd</sup> Ave. NE between NE 88<sup>th</sup> St and NE 90<sup>th</sup> Street, presently not open. The project consists of 13 single family residences and accompanying site infrastructure including on site parking areas. Three (3) of the single family homes will be provided for moderate income households.

### II. Background

The City of Kirkland's Zoning Code (KZC) Section 125 establishes a mechanism called a Planned Unit Development or PUD which is intended to allow developments which benefit the City more than would a development which complies with the specific requirements of the zoning code.

The first stage in the PUD review process is governed by the requirements in KZC Sections 125.15 through 125.45 and results in the City's decision whether or not to grant the PUD.

The following Justification will address the items and requirements presented in KZC Sections 125.15 through 125.45. The presentation is on a Section by Section Basis with the citation of that code section presented in italics followed by our response to that code section.

#### *125.15 Decision on the PUD –Application*

*...the applicant shall submit a completed application on the form provided by the Planning Department....*

We have coordinated with the Planning Department and have submitted an application on an acceptable form, as evidenced with the acceptance of a completed application.

#### *125.20 Decision on the PUD – What Provisions may be Modified*

*The City may modify any of the provisions of the code for a PUD except:*

- 1. The City may not modify any of the provisions of this chapter; and  
No modification of any provision of this chapter is requested..*
- 2. The City may not modify any provision of this code that specifically states that its requirements are not subject to modifications under a PUD; and  
No request for modification of any provision of this code that is specifically noted as not being able to be modified is requested.*
- 3. The city may not modify any of the procedural provisions of this code; and  
No procedural modification is being requested.*

4. *The City may not modify any provision that specifically applies to development on a regulated slope; and*  
No regulated slopes exist on site and no modification is requested.
5. *The City may not modify any provision pertaining to the installation and maintenance of storm water retention/detention facilities; and*  
No storm water system modification is requested.
6. *The City may not modify any provision pertaining to the installation of public improvements; and*  
No public improvement modification is requested.
7. *The City may not modify any provision regulation signs; and*  
No sign regulation modification is requested.
8. *The City may not modify any proviso regulating the construction of one detached dwelling unit.*  
This requirement is not applicable, multiple single family residences are proposed.

**125.25 Decision on the PUD – Uses in a PUD**

1. *The City may approve any use that is listed as potentially allowed in the zone in which the PUD is proposed.*  
The proposal is located in and RSX 72. zone. This zone allows single family residences along with accessory uses to those residences.
2. *The City may approve any use that the Comprehensive Plan specifically states is appropriate in the area that includes the subject property.*  
The North Rose Hill Neighborhood Comprehensive Plan designates this property as single family residential.

**125.30 Decision on the PUD – Density**

*The language of this section of the code is not presented for brevity.*  
See the chart below for the allowed density calculations:

<b>Density Calculations</b>	
Gross Site Area	69,448 sq. ft. (1.59 acres)
Less ROW Dedication	582 sq. ft
Net Site Area	68,866 sq. ft.
Vehicular Circulation and Parking Area Exclusion per Sec. 125.30 (4)	11,936 sq. ft.
Site Area for Density Calculation Purposes	56,930 sq. ft.
Base Density Allowed: 1 unit per ea 7,200 sq. ft. of site area	56,930 sq. ft. / 7,200 sq. ft. = 7.9 units
110% PUD Bonus (Per Sec. 125.30 (1))	7.9 x 1.1 = 8.69 (round to 9 units)
Base Density Allowed	9 units

<b>Affordable Housing Density Bonus</b>	
Affordable Housing Units (Bonus Units)	3 units
Percentage of Total	33 % of Base Density
Density Multiplier (125.30 (2)(b))	1.5 (9 base units x 1.5 = 13 units)
<b>Allowable Project Density</b>	<b>13 Units</b>
<b>Proposed Project Density</b>	<b>13 Units</b>

As required by Section 125.30 (3), if the PUD is approved, the applicant will prepare a document, to be approved by the City Attorney, stating that the PUD will be used for the approved purpose. This document will run with the subject property and will be recorded in the King County Department of Elections and Records.

**125.35 – Decision on the PUD – Criteria for Approving a PUD**

*The City may approve a PUD only if it finds that all of the following requirements are met:*

1. *The proposed PUD meets the requirements of this chapter.*  
Compliance will be realized with the completion of the PUD process.
  
2. *Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by the specifically identified benefits to the residents of the City.*  
Any adverse impacts of the increased density are offset by:
  - a. The provision of 3 units of affordable housing.
  - b. The completion of half street improvements to NE 90<sup>th</sup> Street.
  - c. Improvements to 132<sup>nd</sup> Ave. NE including street widening and construction of a sidewalk separated from the street by a landscaped planting strip.
  - d. The completion of half street improvements to NE 90<sup>th</sup> Street.
  - e. Providing on-site passive recreational amenities.
  
3. *The applicant is providing one or more of the following benefits to the City as apart of the proposed PUD:*
  - b. *The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve, enhance or rehabilitate through development of the subject property without a PUD.*  
Through the PUD process, tree preservation and replacement will provide for superior tree retention over a lot by lot development. This provides the potential for a better bird habitat.
  
  - c. *The design of the PUD incorporates active or passive solar energy systems.*  
The ability to site the residences in a planned environment allows for the provision of passive solar energy usage without the complications of unknown future changes in the built environment.

d. *The design of the proposed PUD is superior in one or more of the following ways to the design that would result from a development of the subject property without a PUD:*

*i. Increased provisions of open space or recreational facilities.*

A centralized common open space is provided through a park like setting. The unified site design provides a planned common open space. The common area open spaces coupled with the private open spaces for use of the individual residents provides a community setting that is superior to a lot by lot subdivision.

*ii. Superior circulation patterns or location or screening of parking facilities*

Parking is located in clustered areas on the interior of the site. This provides screening of parking from off site views. Vehicular access is limited to three street access points versus nine individual driveways. Vehicular and pedestrian safety is increased due to no back out parking situations being created.

*iii. Superior landscaping, buffering or screening in or around the proposed PUD.*

Landscaping for the entire project will be a coordinated, unified design that will be maintained in common. This superior landscaping, along with uniformly designed fencing and other hardscape features provides a continuity to the project design. Maintenance of the landscaping and open space through a full site program will insure a high degree of continuing quality.

*iv. Superior architectural design, placement, relationship or orientation of structure.*

Common site ownership allows buildings to be placed on site in such a manner that orientation to parking, open space, and solar access is superior to a lot by lot design.

*v. Minimum use of impervious surfacing materials.*

Impervious surface materials are limited through the grouping and sharing of areas for vehicular parking and sharing of on site sidewalks.

*d. Any PUD which is proposed as special needs housing shall be reviewed for its proximity to existing or planned services (i.e. shopping centers, medical centers, churches, parks entertainment, senior centers, public transit, etc.)*

The project is located on a bus route, the buss stop being on 132<sup>nd</sup> Ave. NE in the vicinity of the project. This bus route is a short distance from shopping and medical facilities. The project is located very near to a church.

**125.40 Decision on the PUD – Site Plan Required**

*As a part of the approval of the PUD, the City shall incorporate a site plan submitted by the applicants of the PUD showing at a minimum:*

1. *The topography at five-foot intervals of the PUD after grading.*  
A finished grading plan has been submitted, showing the finished topography at 2' intervals.
2. *The structures in the PUD.*  
The structures are shown on the site plan.
3. *All relevant dimensions of the PUD, including three outside dimensions and required yards.*  
The relevant dimensions illustrating the sizes and special relationships of the various features in the PUD as shown on the site plan.
4. *The pedestrian and vehicular circulation and parking areas in the PUD.*  
The pedestrian and vehicular circulation areas are shown on the site plan.
5. *The areas of common open space, or areas to be dedicated to the City.*  
Road right-of-way will be dedicated to the City. This area is shown in the submitted site plans.
6. *The landscaping of the PUD, including the general type, location, and growth characteristics of the vegetation.*  
The required landscape plan is submitted as a part of the application.
7. *Any other relevant physical feature in the PUD.*  
The overall site design, which creates to a unified site development both in terms of building siting, infrastructure development, and creation of coordinated open spaces is shown in the supporting documents.

**125.45 Decision on the PUD – Effect of an Approved PUD**

No site work will be requested or undertaken unless specifically allowed by the city through this section of the code.

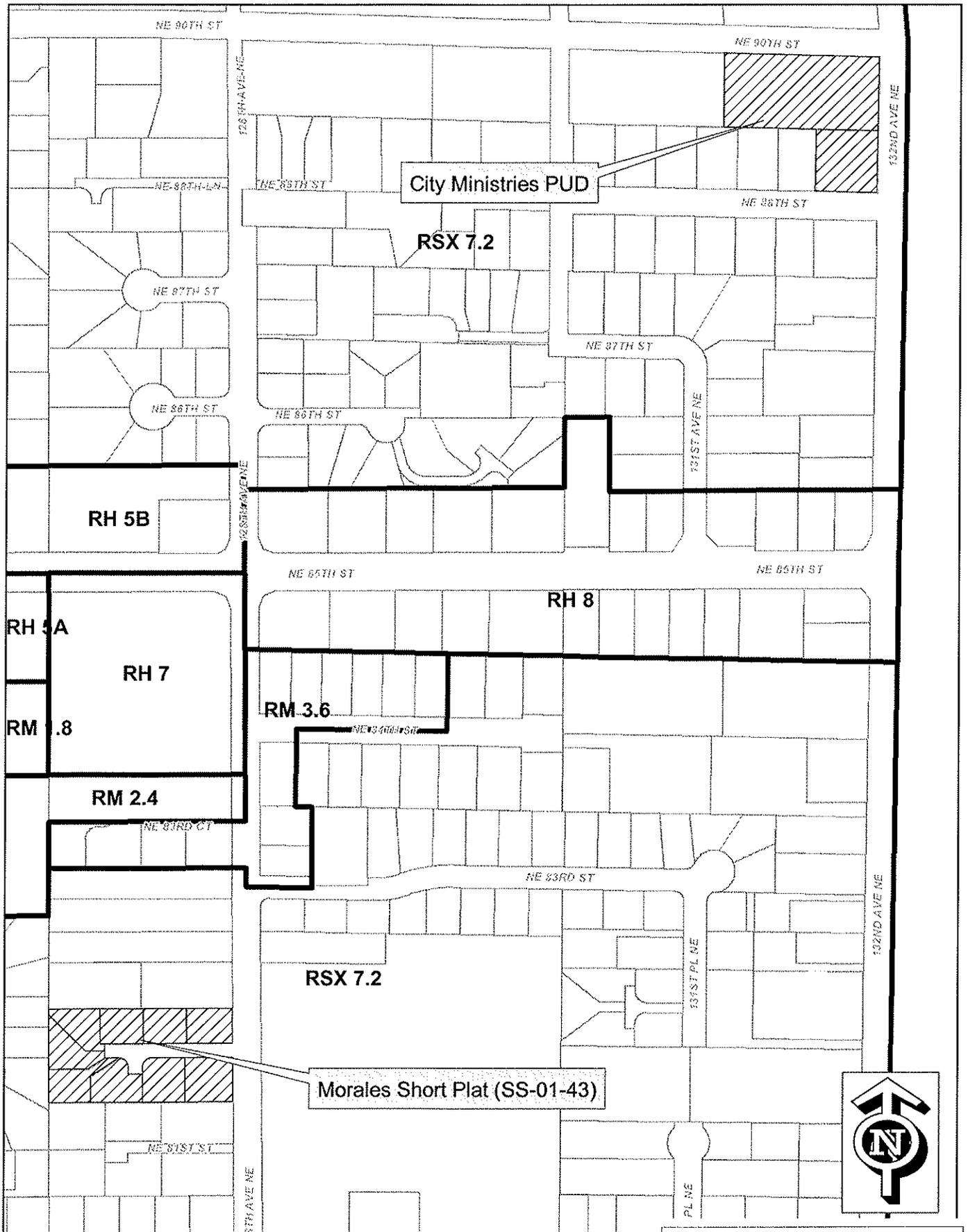
**Additional Information:**

The proposed PUD does not request any modification of the following zoning code requirements associated with an RSX 7.2 zone, for either a lot by lot development or an overall site analysis:

<b>Item</b>	<b>Required</b>	<b>Proposed</b>
Uses allowed	Single Family Detached + accessory uses	Single Family Detached + accessory uses.
Front Yard Setback	20'	20' average
Rear Yard Setback	10'	10'
Side Yard Setback	5'	14'
Street Side Yard Setback	5'	20'
Building Height	30' above ave. bldg. elev.	23'-9" worst case
Minimum Parking Spaces	2.0 per unit	2.0 per unit
Lot Coverage	50%	39%

**III. Conclusion**

As is shown above, the proposal complies with the uses allowed in the zone, complies with the goals of the comprehensive plan, and meets goals and requirements of the PUD ordinance. The approval of a PUD will provide a superior development to a lot by lot subdivision.





**CHAPTER 17 – SINGLE-FAMILY RESIDENTIAL ANNEXATION (RSX) ZONES**

**17.05** User Guide. The charts in KZC 17.10 contain the basic zoning regulations that apply in each RSX 35, RSX 12.5, RSX 8.5, RSX 7.2 and RX 5.0 zoning City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find regulations that apply to that use.

**Section 17.08**



**Section 17.08 – GENERAL REGULATIONS**  
The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall exceed 50 feet.

See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.  
(Does not apply to Detached Dwelling Unit and Mini-School or Mini-Day-Care Center uses).

ATTACHMENT 7  
ZON06-00021: City Min PUD



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 17.10	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Detached Dwelling Unit	None	As established on the Zoning Map. See Spec. Reg. 1.	20'	5' each side. See Spec. Reg. 3.	10'	50% See Spec. Reg. 5.	30' above average building elevation.	F	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> <li>Minimum lot size per dwelling unit is as follows:                             <ol style="list-style-type: none"> <li>In RSX 35 zones, the minimum lot size is 35,000 square feet.</li> <li>In RSX 8.5 zones, the minimum lot size is 8,500 square feet.</li> <li>In RSX 7.2 zones, the minimum lot size is 7,200 square feet.</li> <li>In RSX 5.0 zones, the minimum lot size is 5,000 square feet.</li> </ol>                             In RSX 35, 8.5, 7.2 and 5.0 zones, not more than one dwelling unit may be on each lot, regardless of the size of the lot.                         </li> <li>Floor Area Ratio (F.A.R.) allowed for the subject property is as follows:                             <ol style="list-style-type: none"> <li>In RSX 35 zones, F.A.R. is 20 percent of lot size.</li> <li>In RSX 12.5 zones, F.A.R. is 35 percent of lot size.</li> <li>In RSX 8.5 zones, F.A.R. is 50 percent of lot size.</li> <li>In RSX 7.2 zones, F.A.R. is 50 percent of lot size.</li> <li>In RSX 5.0 zones, F.A.R. is 60 percent of lot size.</li> </ol>                             See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.                         </li> <li>On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Residential lots in RSX zones within the Bridle Trails neighborhood north of Bridle Trails State Park must contain a minimum area of 10,000 permeable square feet, which shall comply with Special Regulation 6 for large domestic animals in KZC 115.20(4) (chart).</li> </ol>

NEW F.A.R. RECAP. EFFECTIVE 4-12-07

**REBE & ASSOCIATES, INC.**

September 29, 2006

Mr. Tony Leavitt  
City of Kirkland  
123 5<sup>th</sup> Avenue  
Kirkland, Washington 98033

RECEIVED  
OCT - 3 2006  
AM \_\_\_\_\_ PM \_\_\_\_\_  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

RE: City Ministries Housing Project: ZON06-00021

Dear Tony,

On Monday September 18<sup>th</sup> we made a presentation of our proposed PUD before the North Rose Hill Neighborhood Association.

The meeting was attended by approximately 60 people and there was an extended discussion and question and answer session with the community.

A number of items of concern came to light from the community. Below is my recollection of the concerns that were presented.

Neighbors on NE 88<sup>th</sup> Street:

- A number of our neighbors living on NE 88<sup>th</sup> Street were present.
- They were concerned about traffic issues, in particular the number of trips that would exit the site from our southern entrance onto NE 88<sup>th</sup> Street and parking on the city street by our residents. While there is currently street parking allowed and available on NE 88<sup>th</sup> Street, they are concerned that the availability of it will decrease with a new development.
  - We presented that there will be parking available in the existing City Church parking lot for overflow uses and we would be happy to request that our residents use this parking for overflow purposes instead of street parking on NE 88<sup>th</sup>.
  - A neighbor suggested that the southern entrance to our project be made an emergency vehicle entrance only. We are in favor of that alternative and would like to pursue that with the city. Is this something that I should initially talk to the fire department about or is one of the other departments the lead for something like this?
- The landscaping treatment, fencing alternatives, and the location of our buildings along our south property line are concerns of the neighbors abutting our property.
  - I left my card with a neighbor who seemed to be the most concerned and volunteered that I would be more than happy to meet with the neighbors that abut our property to discuss alternatives that would mitigate their concerns. I suggested that the neighbors determine what would be a good time for them to meet and I would make myself available. When that meeting is held, I will advise you in case you would like to attend.

A few people had questions about who our residents would be. We presented that we anticipate that the residents of the project will be interns in the church's Generation Interns program, visiting missionaries or pastors that are on sabbatical at the City Church, families from the church, and that 4 units in the project will be affordable units and will be made available to the general public through ARCH.

ARCHITECTURE AND PLANNING  
2112 116<sup>TH</sup> AVE. NE, SUITE A, BELLEVUE, WASHING  
PHONE: (425) 451-4084 FAX: (425) 451-4078

ATTACHMENT 8  
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Some neighbors were concerned about unrelated individuals living together and about how would the project would be managed.

- We presented that we plan to have an onsite manager residing in one of the homes, and that the number of unrelated individuals allowed to live in a single family residence is governed by city ordinances.

A question came up about the potential of selling of the homes in the future.

- We presented that there is no anticipation that the homes will ever be sold, but that if it were to happen, we understand that it would be through a condominium type of ownership due to the common parcel of land.

Building Green questions were asked.

- We presented that renewable building materials would be used in the construction; energy efficient heating systems and appliances will be used; a single master landscape maintenance system will be put in place, maximizing the use of water;
- A neighbor asked about the use of porous paving. She provided us with an article that explains the benefits of porous paving. I told this neighbor that we will explore the use of that material with the City. We will have our Civil Engineers get in touch with the Public Works Department to explore the materials available.

Community Benefits of a PUD questions were asked.

- We explained the benefits provided with a PUD versus traditional lot by lot development. Some people seemed placated while others thought that more should be provided.

In summary, I did not get the impression that the neighborhood was against our project, but instead took a position that their concerns should be addressed as best as possible.

A list was passed around the room by one of the neighbors and anyone that was interested in being put on a list of concerned citizens was asked to sign. I told the lady that gave me the completed list that I would forward this list to you for inclusion in your list of citizens that have notified the city that they wanted to be notified of any decisions or actions on the project. Attached is a copy of that list.

If you or any of the other city staff should have any questions about this information or should staff wish that we do anything further with the neighborhood association, please do not hesitate to contact me.

Sincerely,



E. Dennis Riebe  
Architect

**125.30 Decision on the PUD – Density**

The maximum residential densities that the City may approve in a PUD are as follows:

1. Except as allowed under subsections (2) and (3) of this section, the maximum permitted residential density is the greater of that recommended by the Comprehensive Plan or 110 percent of that permitted in the zone in which the PUD is located.
2. If the PUD is designed, developed and maintained as “special needs housing,” additional density may be permitted on the following basis:
  - a. Housing for senior citizen households, or for mentally, physically or emotionally impaired persons, except for assisted living facilities, may be permitted a maximum density of up to 1.5 times the maximum density recommended by the Comprehensive Plan or, if the development includes affordable housing units approved pursuant to Chapter 112 KZC, the maximum density allowed for the development through Chapter 112 KZC, whichever is greater; provided, that traffic impacts, impacts to public services and utilities, and impacts to adjacent properties are comparable to the impacts of the project if it were not providing special needs housing and if it were developed at the maximum density permitted in the zone in which the project is located.
  - b. Housing for low or moderate income households in low density zones may be permitted a maximum density above the density permitted under subsections (1) and (2)(a) of this section based upon the percentage of dwelling units which are low or moderate income units, using the following multipliers:

Density		
% of Low or Moderate Income Units	=	Multiplier
5 – 9%	=	1.1
10 – 14%	=	1.2
15 – 19%	=	1.3
20 – 24%	=	1.4
25% +	=	1.5

3. If a project consists of special needs housing, the applicant shall prepare a document, to be approved by the City Attorney, stating that the PUD will become void and use and occupancy must cease if the development is used for any purpose other than that for which it was specifically approved. This document, which will run with the subject property, must be recorded in the King County Department of Elections and Records.
4. If the PUD is proposed in an RS 35, RSX 35, RS 12.5, RSX 12.5, RS 8.5, RSX 8.5, RS 7.2, RSX 7.2, RS 5.0 or RSX 5.0 Zone, the City will subtract the area actually used for vehicular circulation and surface parking areas that serve more than one dwelling unit, before determining the maximum number of dwelling units potentially permitted under this section.

ATTACHMENT 9

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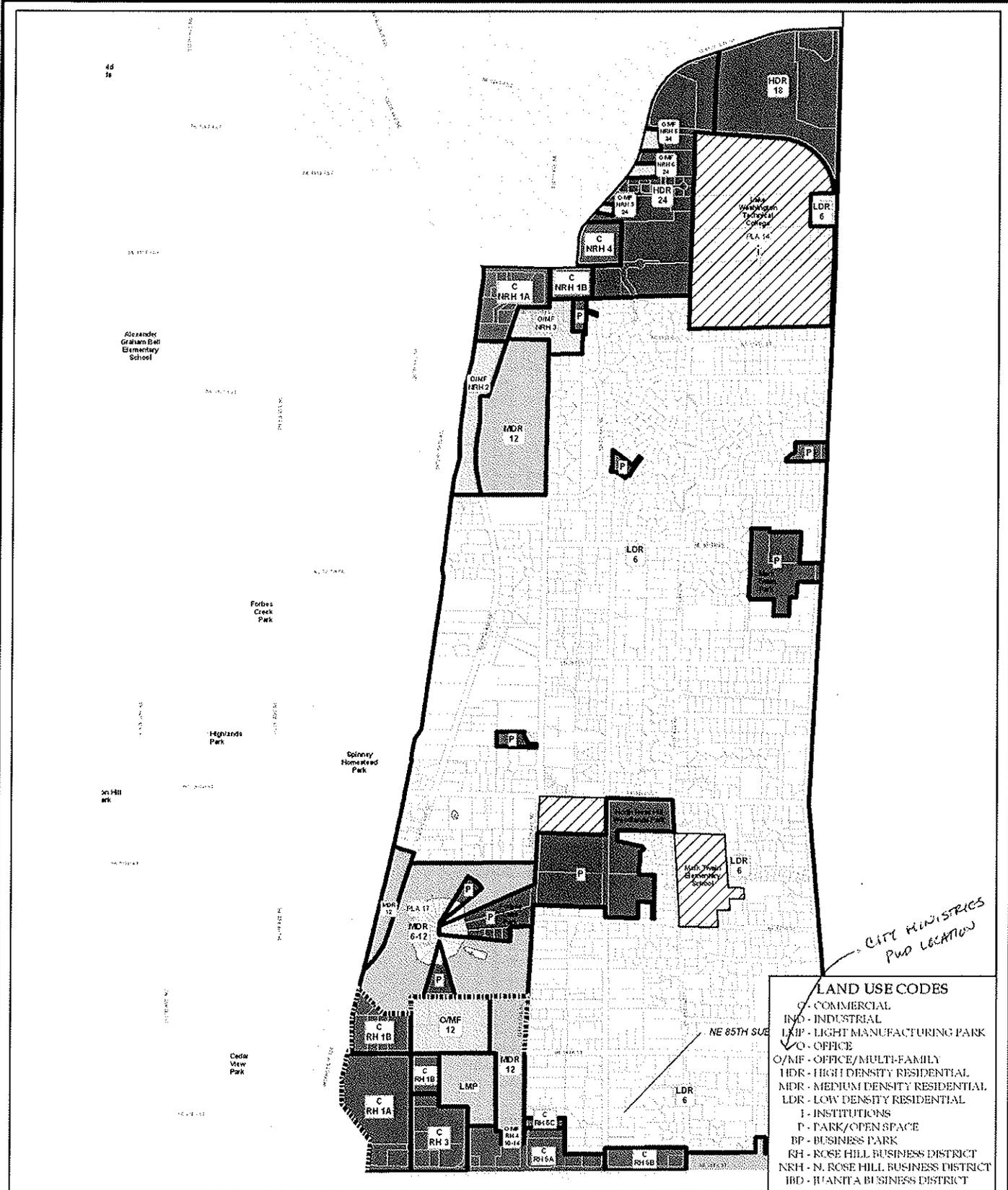




Comments from City of Kirkland's Urban Forester:

- Trees 379, 380, and 381 need to be retained together. These are large, prominent trees on the property.
- Retain as a stand: 385, 386, 387, 390. Work with PW to create alternative sidewalk plan (ex. Meandering). Look to retain 392.
- 388 and 389 may be removed, however, work shall be done carefully as to not disturb retained trees. Retain 400, 401
- Retain 410, 411, 417, 418. Preference for retention of 419, 420, 421, 422, but realize that it is highly unlikely the road can be moved.
- Retain 427, 428.
- Retain 434, 435. Shift #12 South/East to retain 500, 499, 601. Do not retain 496 or 498.
- Do not retain 489.
- Shift house south to retain small stand: 618, 620, 622, 623, 624. Do not retain 619, 621, or 625, however, remove carefully as to not disturb remaining stand. This is a small clump of younger d.firs which can help buffer the adjacent property. If this can't be achieved, retain 476 and 478.
- Retain 455, 456, and 454. Retain 452 and 450 (already indicated for preservation). Do not retain 495, as the tree is not healthy.
- Retain 449-Type 1 tree. Retain 442, 443. Retain 445, 446, and 448 (already indicated for preservation).





**LAND USE CODES**

- C - COMMERCIAL
- IND - INDUSTRIAL
- LMP - LIGHT MANUFACTURING PARK
- O - OFFICE
- O/MF - OFFICE/MULTI-FAMILY
- HDR - HIGH DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- I - INSTITUTIONS
- P - PARK/OPEN SPACE
- BP - BUSINESS PARK
- RH - ROSE HILL BUSINESS DISTRICT
- NRH - N. ROSE HILL BUSINESS DISTRICT
- IBD - BUNTA BUSINESS DISTRICT

# North Rose Hill Neighborhood Land Use Map

ORDINANCE NO. 4028  
 ADOPTED by the Kirkland City Council  
 December 13, 2005

- LAND USE BOUNDARIES
- PARCEL BOUNDARIES
- SUBAREA BOUNDARY
- TOTEM CENTER
- PUBLIC FACILITIES
- PLANNED AREA NUMBER
- LAND USE CODE

NOTE: WHERE NOT SHOWN, INDICATES CLU

Maps produced January 3, 2006.  
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 No warranties of any sort, including but not limited to accuracy, fitness or merchantability, are



ATTACHMENT 11  
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# VII. HOUSING



CHARTING A FUTURE COURSE

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## ◆ RELATIONSHIP TO THE FRAMEWORK GOALS ◆

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The **Housing Element** highlights the following Framework Goals:

- ✓ **FG-1 Maintain and enhance Kirkland's unique character.**
- FG-2 Support a strong sense of community.
- ✓ **FG-3 Maintain vibrant and stable residential neighborhoods and mixed-use development, with housing for diverse incomes, ages, and lifestyles.**
- FG-4 Promote a strong and diverse economy.
- FG-5 Protect and preserve environmentally sensitive areas, and a healthy environment.
- FG-6 Identify, protect and preserve the City's historic resources, and enhance the identity of those areas and neighborhoods in which they exist.
- FG-7 Encourage low impact development and sustainable building practices.
- FG-8 Maintain and enhance Kirkland's strong physical, visual, and perceptual linkages to Lake Washington.
- FG-9 Provide accessibility to pedestrians, bicyclists, and alternative mode users within and between neighborhoods, public spaces, and business districts and to regional facilities.
- FG-10 Create a transportation system that allows the mobility of people and goods by providing a variety of transportation options.
- FG-11 Maintain existing park facilities, while seeking opportunities to expand and enhance the current range and quality of facilities.
- FG-12 Ensure public safety.
- FG-13 Maintain existing adopted levels of service for important public facilities.
- ✓ **FG-14 Plan for a fair share of regional growth, consistent with State and regional goals to minimize low-density sprawl and direct growth to urban areas.**
- ✓ **FG-15 Solve regional problems that affect Kirkland through regional coordination and partnerships.**
- FG-16 Promote active citizen involvement and outreach education in development decisions and planning for Kirkland's future.
- ✓ **FG-17 Establish development regulations that are fair and predictable.**

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# VII. HOUSING

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## A. INTRODUCTION

### *EXISTING CONDITIONS*

Kirkland is a largely residential community, as housing remains the City's predominant land use. About 64 percent of the City's land area is devoted to residential uses. In the early 1990s, about half of the housing in Kirkland was single-family homes. That has dropped to just 45 percent of the City's housing over the past 10 years. We have also seen an increase in mixed-use developments that combine housing with other uses, such as office and retail. The City has a wide variety of other housing styles including zero lot line, townhomes, multifamily flats, and accessory dwelling units (also known as mother-in-law apartments). Neighborhoods are well established and are one of the City's most desirable assets. Numerous neighborhood associations and homeowners' associations contribute to the livability of the community.

Just as there are a variety of housing types in Kirkland, there are a range of housing densities – from large residential estates of close to one acre in size near Bridle Trails State Park to over 100 units per acre in some Downtown condominiums and apartments, where the number of units is limited only by the building envelope allowed on the site. The City's most dense neighborhoods are Totem Lake and Moss Bay, which includes Downtown, where a high proportion of the housing is multifamily units.

### *FUTURE NEEDS*

Critical housing needs facing Kirkland from 2004 to 2022 include the preservation of neighborhood quality, the creation and retention of housing that is affordable, and the provision of housing for residents with special needs.

Kirkland's future will also include the need to accommodate additional growth. The challenge will be to find ways to develop additional housing that is compatible with existing neighborhoods and the environment. While much of the new housing will be located in existing areas of higher densities, other housing

will occur in predominantly low-density residential neighborhoods as infill. The Housing Element contains goals and policies designed to promote and protect neighborhood quality as growth occurs.

The City's role in ensuring neighborhood quality will be to provide a compatible mix of land uses in and around residential areas, and to ensure that the physical elements inherent in a well-designed neighborhood are maintained and established. The Land Use and Housing Elements work together to achieve these goals.

In addition to preserving the character of neighborhoods while providing for growth, Kirkland faces the weighty challenge of supplying housing affordable to all economic segments of the population. The issue of affordable housing reaches most people in a community, since the quality of life in a city is tied, to a large extent, to the ability of its residents to find the kind of housing they desire at a price they can afford.

Affordable housing is generally discussed in two contexts: that of "affordability" in general, or how well the general population can afford a home, and that of "affordable housing," which is defined as housing affordable to all economic segments of the community. Housing is affordable if a household spends no more than 30 percent of monthly income for total housing cost (including costs such as taxes, insurance, and utilities).

In 2000, about one third of the City's residents earned less than 80 percent of median income and faced considerable difficulty in affording housing. According to the 2003 Kirkland Housing Needs Analysis, prepared by A Regional Coalition for Housing (ARCH), Kirkland's current housing market is most lacking in providing rental housing units priced appropriately for low-income households (those earning zero to 50 percent of median income) and ownership housing priced appropriately for median-income households (earning 80 – 120 percent of median income). Therefore, the Housing Element promotes policies designed to:

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## VII. HOUSING

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- ◆ Increase the supply of rental units affordable to low-income households; and
- ◆ Increase first-time homeowner opportunities for moderate-income households.

In comparison to Countywide averages, Kirkland in 2003 is home to relatively few persons with special needs. While this may be true for a number of reasons, one reason is likely to be the lack of appropriate housing. A range of strategies to address this problem is contained in the Housing Element.

In the spring of 2000, the City Council appointed a Housing Task Force to examine and make strategy recommendations in five issue areas: market provision of affordable housing, innovative housing styles to increase housing supply and affordability, transit-oriented development, preservation of existing affordable housing, and subsidization of affordable housing. The Task Force's recommendations on these issues are incorporated in the goals and policies contained in the Housing Element. The goals and policies are interrelated to, and must be balanced with, those included in the other Comprehensive Plan Elements. The location, density, and design of housing is intended to serve community objectives such as affordable housing, housing affordability, environmental quality, support for transit, and the effective use of existing public facilities and utilities. Overarching all of these objectives is a need to increase awareness of housing issues in our community.

### B. THE HOUSING CONCEPT

The central goal of the Housing Element is to preserve neighborhood quality while improving housing opportunities for all residents. To accomplish this, the Element:

- ◆ Promotes neighborhood quality through the continuation of the existing residential land use pattern, and through the application of standards where infill development occurs to ensure compatibility;

- ◆ Provides for diversity in housing types and options to serve all economic segments and those with special housing needs; and
- ◆ Supports the creative use of land where greater residential capacity can be achieved, while protecting environmentally sensitive areas.

### C. HOUSING GOALS

**Goal H-1: Maintain and enhance the unique residential character of each City neighborhood.**

**Goal H-2: Promote the creation of affordable housing and provide for a range of housing types and opportunities to meet the needs of all segments of the population.**

**Goal H-3: Provide for greater housing capacity and home ownership opportunities.**

#### NEIGHBORHOOD QUALITY



*North Kirkland Community Center Park*

As the Vision Statement and Framework Goals describe, Kirkland's citizens consider the preservation and enhancement of neighborhoods to be strong community values.

Kirkland encompasses many distinct neighborhoods that can be differentiated on the basis of density, age of structures, size of detached homes or multifamily structures, and a variety of visible features. The City's

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neighborhoods, with their own unique residential characters, offer a choice of living environments. This diversity adds to the community's ability to meet a wide variety of residential needs.

The following goals and policies are designed to ensure that new development meets the high standards for livability of Kirkland neighborhoods, and that the preferred community character is preserved.

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***Goal H-1: Maintain and enhance the unique residential character of each City neighborhood.***

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***Policy H-1.1: Retain the character of existing neighborhoods by incorporating neighborhood character and design principles into standards for new development.***

Because change will take place in all neighborhoods between 2004 and 2022, design standards for new development to be incorporated into existing neighborhoods will be important to the preservation of neighborhood quality. Standards should address how new development, particularly when sited on smaller lots or at greater densities than surrounding development, can occur in a manner compatible with existing neighborhood character.

These standards can encourage structures to integrate sensitively with the surrounding area by addressing issues such as scale and bulk, setbacks which reinforce those of surrounding residences, as well as landscape buffers where appropriate.

### ***HOUSING DIVERSITY***

This Element contains policies designed to address the housing needs of all Kirkland residents, who vary greatly in terms of income and personal need.

#### **Housing Affordability**

The policies strive to improve housing affordability at all income levels, and emphasize a combination of appropriately zoned land, regulatory incentives, finan-

cial subsidies, and innovative planning techniques, in order to ensure that the needs of moderate-income and low-income persons are adequately served. Housing for these groups is least likely to be provided by the private housing market.

Kirkland's population within each of the defined income groups (based on King County median income) in 2000 was as follows:

- ◆ Low-Income Households: Households making up to 50 percent of median income (\$26,500 or less annually)
  - Percent of Kirkland's population in 2000: 15 percent
- ◆ Moderate-Income Households: Households with incomes between 50 percent and 80 percent of median income (\$26,501 to \$42,500 annually)
  - Percent of Kirkland's population in 2000: 16 percent
- ◆ Median-Income Households: Households with incomes between 80 percent and 120 percent of median income (\$42,501 to \$63,800 annually)
  - Percent of Kirkland's population in 2000: 21 percent
- ◆ Above-Median-Income Households: Households with incomes above 120 percent of median income (above \$63,800 annually)
  - Percent of Kirkland's population in 2000: 48 percent

As these figures show, nearly one third of the City's residents fall within the low- and moderate-income categories. This is about the same proportion as in 1990, although there has been a shift in the upper-income categories. In 2000, about seven percent more households earned more than the median income and about five percent fewer households were in the median income category.

In 2000, 71 percent of Kirkland's lowest-income households, those earning \$20,000 per year or less, paid more than 35 percent of their income toward

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housing costs. It is known that as households overpay to this extent, they may be forced to forgo other necessities, or be unable to save to buy a home because their housing expenses consume such a large portion of their income.

Typically, the lower the household income, the greater percentage of income is paid to housing costs. The higher percentage of income paid toward housing, the more vulnerable a household is to actually losing their housing if someone in the household loses a job, suffers a medical emergency, or incurs some other major expense. As a result, these households may become homeless, displaced, or reside in overcrowded or substandard housing.

The vast majority of housing affordable to low- and moderate-income families in Kirkland, as in most communities, is rental housing. This housing is typically multifamily. In 2000, just over 60 percent of the City's rental housing was affordable to moderate-income families, including about 16 percent that was also affordable to low-income families.

While housing affordability does not appear to be as great a problem among Kirkland's higher-income residents, meeting the needs of the higher economic segments of the population with housing they can afford serves those at the lower levels as well.

For example, potential first-time home buyers earning incomes over 80 percent of median income but less than 100 percent of median find it difficult to purchase a home in Kirkland without some form of assistance. These groups may be forced to remain in rental housing and to delay home purchases. Increasing rents, in turn, make it even more difficult for them to save down payments, thus further delaying plans for home purchases.

These individuals or families may then displace the lower-income groups in the rental market, by paying higher rents than would otherwise be charged, if appropriate lower-cost housing were available for them in the ownership market. Consequently, the supply of rental housing is restricted and rents are inflated to a point out of reach for the lowest-income families.

The housing needs analysis identified moderate-income first-time home buyers as one of the groups least served by Kirkland's housing market. Greater housing choices and opportunities can be provided for this group.

### Special Needs Housing

Policies aimed at meeting the demand for special needs housing of residents are also included. These approaches generally include providing funding, research, and coordination assistance to social service agencies providing housing to these populations, as well as adding flexibility to the City's land use policies and regulations to provide a greater range of housing options that may meet the demands for special needs housing.

Short-term special needs housing is needed to provide shelters for victims of domestic violence, or transitional housing for homeless families, for example. Long-term housing with appropriate supportive services, such as single-family homes shared by adults with developmental disabilities, apartments adapted to serve the frail elderly, or efficiency units for the mentally ill, are also needed to prevent the cycle of homelessness.

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***Goal H-2: Promote the creation of affordable housing and provide for a range of housing types and opportunities to meet the needs of all segments of the population.***

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***Policy H-2.1: Strive to meet the targets established and defined in the Countywide policies for low- and moderate-income housing as a percentage of projected net household growth.***

The targets established by the Countywide Planning Policies maintain that housing plans for Kirkland must be designed to provide for:

- ◆ Seventeen percent of growth in new households affordable to moderate-income households; and
- ◆ Twenty-four percent of growth in new households affordable to low-income households.

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These targets have proven to be a challenge to meet. While market conditions and existing plans have been fairly successful in providing rental housing for moderate-income households, low-income households have not been well served by either the rental or home ownership markets. Policies contained in this Element are designed to provide more and a broader range of housing opportunities for these groups. The City should track its progress toward meeting these goals and consider additional tools or strategies if appropriate progress is not being made.

***Policy H-2.2: Allow the development of accessory dwelling units on single-family lots. Regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility.***

Accessory units are promoted as a means to achieve affordable housing and increased density in existing neighborhoods by more efficiently using the existing housing stock. Accessory units can help to meet the need for low- and moderate-income housing by opening up surplus space on single-family lots.

Income from these units can help residents in a variety of situations, as well as help to preserve the City's existing housing through supplementing upkeep costs, thereby extending the livability of a dwelling.

In 1995, Kirkland adopted regulations to allow accessory dwelling units on all single-family properties. Since that time, over 80 accessory units have been approved. These have included units built within existing houses, units built over detached garages, and separate structures.

***Policy H-2.3: Promote the provision of affordable housing by private sector residential developments.***

Special incentives for the development of low- and moderate-income housing should be used as a means to promote the provision of these units by private or nonprofit developers. Kirkland's existing programs which provide density bonuses for affordable housing could be expanded, and other types of incentives also should be explored. Approaches such as expedited permit processing, permit and impact fee waivers,

flexible site and development standards, tax exemptions, the allocation of Community Development Block Grant and general funds to write down project costs, inclusionary zoning, and other techniques should be evaluated.

***Policy H-2.4: Provide affordable housing units when increases to development capacity are considered.***

Many rezones and height increases result in increased development capacity. This can result in additional value to property owners and an opportunity to create affordable housing at little or no cost to the owner. The economic value of the increased capacity should be compared to the economic cost of providing affordable units when evaluating if affordable housing should be required.

***Policy H-2.5: Ensure that affordable housing opportunities are not concentrated, but rather are dispersed throughout the City.***

The bulk of housing affordable to low- and moderate-income households is multifamily. Nevertheless, opportunities for affordable housing, and special-needs housing, may occur in single-family neighborhoods through infill, accessory units, or group homes. These housing options should be dispersed throughout the community and integrated into neighborhoods. This distribution will ensure a wider range of housing options for Kirkland residents.

***Policy H-2.6: Streamline the City's development review and approval processes, while ensuring that the integrity of the planning process is not compromised.***

Since time is a critical factor in financing development projects, a reduction in the time needed to receive City approval can result in savings to housing providers. Adding certainty to the development review process will also help to promote residential development.

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***Policy H-2.7: Create flexible site and development standards which balance the goals of reduced housing development costs with other community goals.***

Site and development standards affect many direct development costs, such as infrastructure, land, and building costs. Street widths, setbacks, curb and sidewalk requirements, and parking standards are some of the residential standards that may affect costs. Standards that allow alternative approaches to site and building design may provide cost savings. Some combination of a prescriptive standard that is permitted outright and an optional performance standard may be desirable to balance the desire to minimize costs and maintain quality.

***Policy H-2.8: Preserve, maintain, and improve existing affordable housing through assistance to residents and housing providers.***

The City's Housing Repair program supports the preservation of both the owner-occupied and rental housing stock through grants and loans for housing repair and rehabilitation. Community Development Block Grant (CDBG) funds and City funds are also allocated to housing providers to acquire and rehabilitate emergency and transitional housing facilities, as well as permanent low- and moderate-income housing development and homeownership programs.

Due to the high land values prevailing in the City, and the resulting difficulty developers face in producing new housing that meets the needs of low- and moderate-income residents, assistance to enable rehabilitation of existing housing may be one of the most effective strategies to maintain and produce affordable housing in Kirkland. Another benefit of rehabilitation is that it is less likely to change the appearance of neighborhoods.

***Policy H-2.9: Continue to support the acquisition and creation of housing by private or nonprofit organizations, housing authorities, or other social and health service agencies for low- and moderate-income tenants.***

Local resources can be a critical part of developing or preserving affordable housing. Efforts to identify po-

tential opportunities and resources, such as inventorying and possibly donating surplus public property, acquiring land, contributing Community Development Block Grant (CDBG) funds or City funds, and paying or waiving impact and permit fees and utility and infrastructure costs, can improve the feasibility of affordable housing projects.

This is especially true of housing for individuals and families who cannot afford housing created through the private market. Local resources are often required as a match for other public (County, State, federal) and private funding sources, and therefore work to leverage a significant amount of funding into Kirkland and the region that would otherwise not be available.

The City can also support affordable housing acquisition and development in indirect ways by working with local lenders to coordinate financing for projects, encouraging private and other public donation of resources, inventorying multifamily residential properties and encouraging preservation of those that are affordable, and working with the State Legislature to provide additional tax relief.

***Policy H-2.10: Ensure that zoning does not unduly restrict group homes or other housing options for persons with special needs.***

Special-needs housing can be provided in a variety of structures, such as single-family homes, group homes, multifamily dwellings, congregate care facilities, or other institutional settings. Flexibility in land use regulations to allow group homes and home-based care represents a significant opportunity available to the City to meet the demand for special needs housing. Barriers to creating these housing options, including extensive special review processes, should be avoided.

***Policy H-2.11: Encourage and support the development of emergency, transitional, and permanent housing with appropriate on-site services for persons with special needs.***

Sources of emergency and transitional housing include shelters, single-room occupancy hotels (SROs), group homes, congregate care facilities, and many of

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the other housing options discussed in the Housing Element. The City should continue to make funding available to social service agencies serving these special-needs populations, to facilitate their development and operation.

The City should work cooperatively with nonprofit agencies or the private sector to site special-needs housing while helping neighbors to understand the role of special-needs housing in the community and the requirements of the Federal Fair Housing Law.

***Policy H-2.12: Cooperate at a regional level to increase the base of both public and private support necessary to address local housing needs.***

Communities within King County should work together to address shared housing needs, since housing needs and solutions cross jurisdictional boundaries. They should work cooperatively on a regional housing finance strategy that allows sharing resources to support affordable and special needs housing throughout east King County.

Similarly, efforts to reduce housing costs through streamlining and flexibility in regulation should be coordinated with neighboring jurisdictions. Kirkland lies within a regional housing market, and cost reductions in Kirkland alone will not affect affordability significantly elsewhere in the region. Proactive leadership by Kirkland can encourage participation and action by other cities, thus promoting greater affordability throughout the Eastside. Reducing the percentage of income devoted to housing costs will improve the quality of life for low- and moderate-income families, and enable residents to contribute to other regional goals, such as schools and transit.

***Policy H-2.13: Support efforts to achieve a geographic balance in siting special-needs housing throughout the City and region, including support of housing in jurisdictions that serve residents from elsewhere on the Eastside.***

Generally, special-needs housing should be dispersed throughout the region. Funds set aside by Kirkland to provide this type of housing should be considered for projects both in Kirkland and elsewhere on the East-

side. Similarly, projects serving special-needs populations from Bellevue, Redmond, and other Eastside communities should be sited in Kirkland when appropriate.

Some clustering of special-needs housing may be appropriate when proximity to public transportation, medical facilities, or other basic services is necessary.

### ***HOUSING CAPACITY***

At an average density of 6.5 dwelling units per residential acre citywide, Kirkland's residential densities are relatively high for a suburban community. Nevertheless, the City contains many neighborhoods developed at lower densities (three to five dwelling units per acre). In 2003, Kirkland had 22,100 housing units, capacity for a total of 28,000 units, and a 2022 Growth Target of 26,800 units.

As noted in the Housing Diversity section of this Element, greater opportunities for home ownership may be created through smaller lots and more varied housing types. In addition, cost savings are generally associated with smaller lots and revised development standards. The savings obtained through reducing the amount of street, sidewalk, water, sewer, and other utilities needed for each home may be reflected in the initial purchase price as well as ongoing maintenance and services costs to both the home owner and the public.

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***Goal H-3: Provide for greater housing capacity and home ownership opportunities.***

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***Policy H-3.1: Provide additional capacity for single-family development through allowing reductions in lot sizes where surplus land exists on underdeveloped parcels.***

As Kirkland has become more fully developed in recent years, residential development trends have included a shift away from large subdivisions to "infilling" of vacant and underdeveloped lots within existing neighborhoods.

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The City already allows slight reductions in the required lot size as one method to accommodate more housing on existing residential land while helping to avoid suburban sprawl. Further lot size reductions would increase capacity in areas already served by transit and other public utilities and services. This should only be considered where compatibility with surrounding neighborhoods can be ensured through site and building design.

***Policy H-3.2: Allow a broad range of housing and site planning concepts in single-family areas to increase housing supply and choice, to reduce cost, and to ensure design quality and neighborhood compatibility.***

Clustering and innovative housing types may include cottages, compact single-family, zero lot line, clustered and common wall housing. These development styles can allow for more environmentally sensitive site planning by concentrating development on the most buildable portion of a site while preserving natural drainage, vegetation, and other natural features. Similarly, allowing zero lot line or other design innovations in these areas can further help to lower land and development costs.

In addition to environmentally sensitive areas, innovative housing types may be appropriate on sites throughout the City's single-family neighborhoods. The demographics of our population are changing, with the average number of people living in each housing unit decreasing and the average age increasing. Cottage, compact single-family and common-wall housing can provide more housing on the same land area, in smaller structures that better match the needs of our population. In addition, housing affordability can be improved through reduced construction costs resulting from smaller or common-wall development.

In all cases, design standards are important to ensure that new development is integrated sensitively with its neighbors. Greater attention to building and site design, such as building bulk, roofline variation, garage and parking location, and landscaped buffers can enhance aesthetic appeal and neighborhood compatibility.



*The Park at Forbes Creek Apartments*

***Policy H-3.3: Allow for the maintenance and redevelopment of existing developments that do not conform to current density standards in planned multifamily areas.***

A number of multifamily structures exist within the City that are built at densities above those planned for their sites. These structures provide a valuable source of close-in and often affordable housing to Kirkland residents. In order to retain the housing capacity and affordability provided by these units, property owners should be allowed to maintain, remodel, or rebuild these structures, while retaining their existing densities. Restrictions on unit size should be considered as a means to maintain affordability.