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MEMORANDUM

Date: October 6, 2010

To: Houghton Community Council

From: Angela Ruggeri, AICP, Senior Planner
Dorian Collins, AICP, Senior Planner

Subject: **CENTRAL HOUGHTON NEIGHBORHOOD PLAN DRAFT VISION STATEMENT, HISTORIC CONTEXT, AND LAND USE SECTIONS (ZON09-00016)**

RECOMMENDATION:

Give staff direction on the draft Vision Statement, Historic Context, and Land Use sections of the Central Houghton Neighborhood Plan. Discuss next steps in the neighborhood plan process.

BACKGROUND:

The Houghton Community Council had planned to discuss the draft Vision and Historic Context sections for the updated neighborhood plan at the meeting on September 13th. Due to the lack of a quorum of the community council, the meeting was adjourned, with formal discussion on the Vision Statement and Historic Context continued to the next meeting.

Two representatives from the Kirkland Heritage Society were present at the meeting on September 13th, however, who provided some additional information for consideration of the Houghton Community Council. During the brief discussion, several suggestions were made for additions to the Historic Context section. While the Vision Statement was not discussed, the three members of the Houghton Community Council who were in attendance suggested that staff provide an introduction to the Vision, to explain the rationale for using the present tense for the text of the Vision. These suggested changes can be discussed at the meeting of the Houghton Community Council on October 12th.

The materials for the earlier meeting can be found at the link: Packet for September 13th.

Land Use

Neighborhood plans that have been updated in recent years contain a "Land Use" section, which is different from the format of the existing Central Houghton Plan. The existing plan contains a discussion and general direction for this topic within a combination of the Living Environment, Planned Area 1: Northwest College and Economic Development sections. The format of the proposed draft Land Use section (contained in Attachment 1) is similar to that used in recently adopted neighborhood plans, with the direction provided in goals, policies, and supportive text for commercial and residential land use, as well as other uses such as schools and churches located within these areas.

The draft Land Use section contained in Attachment 1 incorporates the policy direction expressed by the Central Houghton Advisory Group and the comments from the Houghton Community Council/Planning Commission joint meeting held in July. This draft version of the section primarily contains proposed goals and policies without accompanying text. Following review and comment by the Houghton Community Council, supportive text will be drafted to be considered at your next meeting.

NEXT STEPS:

October 12 – Discuss the Vision Statement and Historic Context Section and review first draft of Land Use section
November 3 *(date may change)* – Open Space and Parks section to Parks Board for comment
November 8 *(date may change)* – Discuss edits to previous sections and review first draft of remaining sections. Direct staff on draft plan to present to Planning Commission on November 18
November 17 *(date may change)* – Transportation section to Transportation Commission for comment

(Note: Another meeting of the Houghton Community Council may be needed prior to proceeding with meetings scheduled with the Transportation Commission and Planning Commission)

November 18 *(date may change)* – Draft plan to Planning Commission for comment
November 22 *(date may change)* – Draft back to HCC with Planning Commission comments

December 2010/January 2011

- Neighborhood Advisory Group update
- Public Open House
- SEPA Addendum & CTED 60 day review

2011 Schedule

January – HCC/PC joint public hearing
February – HCC/PC Recommendation
March – City Council Study
April – City Council Final Action
May – HCC Final Action

Attachments:

1. Draft Land Use Section

cc: File ZON09-00016
Kirkland Planning Commission
Central Houghton Neighborhood Advisory Group

Land Use

Residential land uses occupy the majority of the Central Houghton neighborhood. Schools, including the expansive campus of Northwest University, are dispersed throughout the low-density residential core, while two large park and open space areas, Carillon Woods and the Watershed Natural Area, are located in the central and southern portions of the neighborhood. Multifamily apartments and condominiums are clustered along the northern edge of Central Houghton, where they adjoin the neighborhood's only commercial area, the Houghton Neighborhood Center.

Commercial

Goal CH-1: Foster a strong and vibrant neighborhood commercial center.

Policy CH-1.1: ***Coordinate with the Everest Neighborhood to develop a plan for the Houghton Neighborhood Center that promotes a vibrant mix of neighborhood commercial and other compatible higher intensity uses while minimizing impacts on residential areas to the south and east***

Policy CH-1.2: Encourage a mix of uses within the Houghton Neighborhood Center that includes commercial development such as neighborhood oriented shops and services as well as multifamily residential use.

Policy CH-1.3: Promote transportation improvements that support the existing and planned land uses in the Center and adjoining neighborhoods.

Policy CH-1.4: Develop design principles that strengthen the visual identity of the Houghton Neighborhood Center by addressing streetscape improvements, public views to the lake building design and site planning.

Policy CH-1.5: Expand area designated for higher intensity use to properties west of the Houghton shopping center, south of NE 68th Street.

Land located west of the Houghton Center shopping area, directly east of the Eastside rail corridor, has to potential to provide higher density residential use within walking distance of retail and business services. The rail corridor provides a wide buffer between this area and the low density residential area to the west.

Goal CH-2: Support the transition of the Houghton Center shopping area into a pedestrian-oriented mixed use district.

(Map of Houghton Center to be inserted here)

The Houghton shopping center development, or "Houghton Center", located at the southwest corner of NE 68th Street and 108th Avenue NE, lies within the Houghton Neighborhood Center. This large strip retail development sits on a cluster of several parcels occupying approximately five acres under common

ownership. Since a single owner controls the bulk of the site, redevelopment to a more cohesive, pedestrian-oriented concept may be feasible. In addition to its potential to serve the community through expanded neighborhood commercial uses, Houghton Center can contribute to the livability and vitality of the neighborhood through providing residents and visitors with a welcoming place to shop, congregate and relax.

Policy CH-2.1: Promote a pedestrian-oriented development concept through standards for a coordinated master plan for Houghton Center.

Policy CH-2.2: Reduce ingress and egress conflicts within and around the site through creation of a circulation system for vehicles and pedestrians as part of a master plan for development of the property.

Policy CH-2.3: Allow buildings to step up to four or five stories, where residential use is included in structures with ground floor commercial uses.

Policy CH-2.4: Emphasize high quality urban and architectural design in the redevelopment of Houghton Center.

Policy CH-2.5: Provide opportunities for gathering spaces and relaxation within the site.

Policy CH-2.6: Integrate development of Houghton Center with the overall plan for the Houghton Neighborhood Center.

Residential

Goal CH-3: Promote and retain the residential character of the neighborhood while accommodating compatible infill development and redevelopment.

Policy CH-3.1: Retain the predominately detached single-family housing style in the core of the Central Houghton neighborhood.

Central Houghton is a well established neighborhood that has predominately low-density (five to six dwelling units per acre) traditional single-family residential development. The land use transitions from low-density residential to medium-density multifamily and commercial development in the northern portion of the neighborhood near NE 68th Street. Maintaining the mix of housing styles and sizes is important to the neighborhood's character.

Goal CH-4: Allow alternative residential development options that are compatible with surrounding development.

Policy CH 4.1: Allow a variety of development styles that provide housing choice in low density areas.

Providing housing options for a wide spectrum of households is an important value to support and encourage. Alternative housing provides more housing choice to meet changing housing demographics such as smaller households. Allowing design innovations can help lower land and

development costs and improve affordability. Compatibility with the predominant traditional detached single-family housing style in the neighborhood will determine the acceptance of housing alternatives. Styles such as cottage, compact single-family, common wall (attached) homes, accessory dwelling units, and clustered dwellings are appropriate options to serve a diverse population and changing household size and composition. Standards governing the siting and construction of alternative housing types in Central Houghton should be consistent with citywide regulations.

Policy 4.2: Encourage diversity in size of dwelling units by preserving and/or promoting smaller homes on smaller lots.

Diversity can be achieved by allowing properties to subdivide into lots that are smaller than the minimum lot size allowed in the zone if at least one of the lots contains a small home. This incentive encourages diversity, maintains neighborhood character, and provides more housing choice.

Up to 50 percent of the lots to be subdivided should be allowed to be smaller than the zoning designation allows if a small home is retained or built on the small lots. The lots containing the small homes should be no less than 5,000 square feet in the RS 7.2 zones and no less than 8000 square feet in the RS 8.5 zones. The size of the homes on one or both lots would be strictly limited by a reduced floor area ratio and all other zoning regulations would apply.

Policy 4.3: Land south of NE 68th Street, and east of the Houghton Shopping Center is suitable for medium residential densities.

Policy 4.4: Where legal non-conforming densities already exist, redevelopment should be allowed to occur at existing densities, if affordable housing is also provided as part of the development.

Schools and Churches

Goal CH-5: Acknowledge the value of schools and churches to the community.

Policy 5.1: A strong relationship between schools, churches and the surrounding community is key to ensuring compatibility and minimizing conflicts.

Those who attend the neighborhood's schools and churches are a part of the Central Houghton community.

Map of schools and churches in the CH Neighborhood inserted here.

Policy 5.2: Provide opportunities for early community involvement in any expansion plans for schools and churches.

Early community involvement is important in addressing issues that may affect the surrounding area and the neighborhood as a whole. Such issues as parking and public safety impacts should be taken into account when considering expansion or new facilities.

Northwest University (Planned Area 1)

Northwest University is designated as a planned area because of its unique conditions including large parcel ownership, interface with the surrounding community, traffic patterns, and topographic conditions. The complex issues unique to this planned area can best be dealt with through coordinated development of the whole area.

The planned area designation permits the application of special development procedures and standards to minimize adverse impacts resulting from the natural growth and operation of the facility.

Map of the Northwest University Boundaries inserted here.

(A summary of the conditions listed in the Master Plan will be inserted here.)