



MEMORANDUM

Date: March 13, 2014
To: Houghton Community Council
From: Teresa Swan, Senior Planning
Subject: COMPREHENSIVE PLAN UPDATE: UPDATE REVIEW APPROACH AND SCHEDULE, DRAFT VISION STATEMENT AND GUIDING PRINCIPLES, EIS GROWTH CONCEPTS, FILE CAM13-00465, SUB-FILE #6

I. RECOMMENDATION

The Houghton Community Council reviews:

- Overview of the **approach to review** to the Plan's Element Chapters, the Update **schedule** and **neighborhood plan meetings**
- Draft **Vision Statement and Guiding Principles** and provides comments, if any.
- **Growth concepts** to be studied in the Environmental Impact Statement for the Comprehensive Plan Update and provides comments, if any.

II. APPROACH TO REVIEW OF THE PLAN'S ELEMENT CHAPTERS

The Planning Commission has begun its review of the Comprehensive Plan Update. As part of its review of the 14 Element Chapters (Land Use, Transportation, Housing, Economic Development, Natural Environment, etc.) the Planning Commission must consider the requirements of the [GMA Comprehensive Plan Update](#) for consistency with:

- The State Department of Commerce's [Comprehensive Checklist](#) for GMA statutory requirements adopted since 2003;
- Puget Sound Regional Council's [Vision 2040](#) and [Transportation 2040](#); and
- King County 2012 [Countywide Planning Policies](#).

The Planning Commission is also considering the comments from the 2035 Visioning Conversations, the [City Council Goals](#), Smart [Growth Principles](#) and other planning principles. In addition, the latest annexation area will be considered in review of the existing policies and any new policies.

The approach for the Planning Commission's review of the Element Chapters in the Plan is to allocate three meetings over three to four months for each of the more complex elements that involve policy issues (Land Use, Transportation, Economic Development, and Housing) and two to three meetings over two months for the less complex elements (Natural Environment, Parks, Public Services, Utilities, Human Services and others). Review of several elements would occur at the same time.

Revisions to the Transportation Element Chapter will reflect the new [Transportation Master Plan](#). The Park, Recreation and Open Space Element will reflect the revised [Park, Recreation, and Open Spaces Plan](#). Both plans are currently being prepared.

In December and January, the Planning Commission reviewed the Vision Statement and Framework Goals Chapter. Section V. below contains the revised Vision Statement and new Guiding Principles. In February, the Planning Commission began its review of the Land Use Element and will continue the review over the next few months along with starting review of other Elements Chapter.

The Houghton Community Council will review the draft revised Element Chapters as the Planning Commission completes its review. A Draft Plan will be issued composed of the revisions to all of the Chapter Elements. The Planning Commission and Houghton Community Council will hold a public hearing on the Draft Plan.

An Environmental Impact Statement (EIS) will be prepared on the Draft Plan. Berk Consulting will oversee preparation of the EIS with The Watershed Company, 3MW Studio and Weinman Consulting working on some components of the EIS. The consulting firm of Fehr and Peers will prepare the transportation component since they have extensive knowledge of our transportation network in preparing the Transportation Master Plan.

III. COMPREHENSIVE PLAN UPDATE SCHEDULE

Planning staff has developed a general overall [timeline](#) for the Plan Update that began in the summer of 2013 and will end in the late spring or early summer of 2015.

Below is the **schedule** for review of the elements, amendments to the neighborhood plans and potential Zoning Code amendments in preparation of the Draft Plan (schedule is subject to change):

2014

Element Chapter	PC Review	CC	HCC	Trans C	Parks B
Vision/Framework Goals/Growth Alternat.	Dec-Jan	Feb	March	Feb	March
Land Use	Feb-May	June	June	May	
Housing	April-June		June		
Natural Environment	April-June		July		

Economic Development	April-June		July		
Parks	June-July		July		July
Community Character	June-July		Aug		
Introduction	June-July		Aug		
General	June-July		Aug		
Human Services	July-Aug		Aug		
Public Services	Aug-Sept		Sept		
Utilities	Aug-Sept		Sept		
Transportation	Aug-Oct	Oct	Sept-Oct	Sept	
Capital Facilities	Sept-Oct	Oct	Oct	Sept	
Totem Lake Plan	Jan-Oct	Oct	N/A		
Neighborhood Plan edits	March-Oct	April check in	Aug-Sept		
Code Amendments	April-Oct		Sept-Oct		

Below is a **description of the overall process** for development and approval of the Plan Update:

- Planning Commission discusses the issue papers prepared by staff and then provides direction to staff.
- Staff prepares draft revisions to each element and Planning Commission provides comments.
- Joint meeting with the Planning Commission and Transportation Commission on Transportation Element.
- Houghton Community Council reviews draft revisions from the Planning Commission.
- Check-ins with City Council on Vision Statement/Framework Goals, Land Use and Transportation Elements, EIS land use alternatives, neighborhood association issues and other policy issues.
- Staff prepares final drafts of each element based on City Council, Planning Commission and Houghton Community Council direction. This becomes the Draft Plan.
- Once the **Draft Plan and Draft Environmental Impact Statement** are issued, public comments are accepted on the documents. Planning Commission and Houghton Community Council hold hearings on the Draft Plan and the SEPA Official (Planning Director) holds hearing on the Draft EIS.
- Planning Commission and Houghton Community Council make recommendations on Draft Plan and applicable Zoning Code amendments.
- **Final EIS** is prepared that responds to comments on the Draft EIS and may include revisions to the Draft Plan.
- Planning Commission and Houghton Community Council review public comments addressed in Final EIS and make recommendations on Final Draft Plan to City Council.
- City Council considers **Final Draft Plan** and applicable Zoning Code amendments.

The State deadline for completion of the Comprehensive Plan Update is **June 30, 2015**, which may be extended provided that a jurisdiction has made progress on the Plan Update.

IV. NEIGHBORHOOD PLAN MEETINGS

The City held a series of four meetings in January and February 2014 with the community to discuss any concerns about the adopted neighborhood plans and for the annexation area, vision for their neighborhood and what they would like to see in a neighborhood plan. The format of the meetings included a staff presentation on what is a neighborhood plan and what is its relationship to the Element Chapters of the Plan and the development regulations, followed by break out groups to discuss each adopted neighborhood plan or future plan.

The following meetings were held:

- January 28: Houghton, Everest, Lakeview
- January 30: Moss Bay, Market, Norkirk and Highlands
- February 11: North and South Rose Hill, Bridle Trails and Totem Lake
- February 19: Juanita, Finn Hill and Kingsgate/Evergreen Hill

The meetings were well received. Over 255 people attended. The general nature of the comments were about traffic, having goods and services available near their homes, and increased opportunity to bike and walk to their local business areas.

Staff will review the comments this month and then categorize them as:

- Potential neighborhood plan amendment to be considered as part of Comprehensive Plan Update;
- Potential amendments to be considered for a future Planning work program, CIP project or other City project;
- Issues already addressed in the Plan, current development codes, CIP or City policy;
- Issues that the City has not control over, such as transit service and traffic on I-405; and
- Amendments that are not feasible or desirable.

The Planning Commission will review staff's categorization of the comments and provide direction to staff. Then between mid-May and mid-June, staff will hold another round of community meetings and report back on the comments. The Houghton/Lakeview meeting will be held on May 13 at City Hall and the South Rose Hill meeting will be held on June 4th at the Lake Washington High School Commons Room.

V. VISION STATEMENT AND GUIDING PRINCIPLES

The existing [Vision Statement](#) is a two-page verbal description of Kirkland in the year 2022 that summarizes the desired characteristics for our community planning and development efforts. The existing Vision Statement is also a descriptive narrative of the 17 [Framework Goals](#) that follow. The Framework Goals restate the goals and policies

found in the general Element Chapters. They both reflect the same key planning themes and both are overly long.

The City Council has asked staff to reduce the length of both the Zoning Code and Comprehensive Plan by consolidating information and looking for ways to be more succinct. Over the years both documents have continued to grow in length.

Vision Statement

At their January 9th meeting, the Planning Commission agreed on a shortened Vision Statement. Then at their retreat on February 21, 2014, the City Council reviewed the revised Vision Statement and rephrased one sentence and changed the order of a few sentences but made no change in substance to the statement.

The revised Vision Statement is based on the cumulative [Wordle](#) (reflects tally of each participant's one word that represents what they want Kirkland to be like in 20 years) and the [main themes](#) from the comments received during the Kirkland 2035 Vision Conversation public events. The most common words (shown in the largest font size) reflected in the cumulative Wordle are in the following order:

1. Green
2. Vibrant, Walkable Livable
3. Accessible and Sustainable
4. Friendly and Healthy
5. Connected, Progressive, Natural and Unique

If you compare the revised Vision Statement below with the existing [Vision Statement](#), you will find generally similar themes with the exception of the new terms "green" and "sustainable." Another difference is that the new statement doesn't make a reference to Kirkland as a community with a "small town feel." The Planning Commission and City Council felt that the city is becoming more urban.

Draft Vision Statement

Kirkland is one of the most livable cities in America. We are a vibrant, attractive, green and welcoming place to live, work and play. Civic engagement, innovation and diversity are highly valued. We are respectful, fair, and inclusive. We honor our rich heritage while embracing the future. Safe, walkable, bikeable and friendly neighborhoods are connected to each other and to thriving activity centers, schools, parks and our scenic waterfront. Diverse and affordable housing is available throughout the city. Convenient transit service provides a viable alternative to driving. Kirkland strives to be a model, sustainable city that values preserving and enhancing our natural environment for our enjoyment and future generations.

Guiding Principles

At their January 9th meeting, staff suggested to the Planning Commission that the existing **Framework Goals** be replaced with aspirational community principles reflective of the Kirkland 2035 Visioning Conversations. The existing 17 Framework Goals are a restatement of what is already addressed in the goals and policies found in the individual Element Chapters so these overarching goals could be replaced with more general guiding principles.

On February 21, 2014, the City Council reviewed the Planning Commission's draft Guiding Principles and made some edits. The City Council's version is provided below:

Draft Guiding Principles (to replace Framework Goals)

I. Livable

Quality of life: safe and well-maintained neighborhoods with convenient access to parks, recreational facilities, the waterfront, community gathering places, excellent schools, and nearby services.

Diverse and Affordable: residential neighborhoods and business districts for a variety of incomes, ages and life styles.

Community Design: High quality and attractive architectural design and landscaping, and preservation of historic buildings and sites.

II. Sustainable

Ecological: natural systems and built structures that protect and enhance habitats, create a healthy environment, and promote energy efficiency.

Economic: a vibrant economy offering choices in jobs, businesses, services and entertainment throughout the community.

Social: health and human services that fulfill the basic needs of all people without regard to income, age, race, gender or ability.

III. Connected

Sense of Community: community involvement in government, schools, civic events and volunteer activities creating a sense of belonging through shared values.

Accessible: safe and extensive systems of roads, bicycle routes, pedestrian paths, and transit corridors that interconnect neighborhoods and provide access to destinations used on a regular basis.

Technology: reliable, efficient and complete systems for residents and businesses to be connected, informed and involved.

Does the Houghton Community Council have any comments on the Vision Statement and/or the Guiding Principles?

VI. Growth Alternative in Environmental Impact Statement

An Environmental Impact Statement will be prepared for the Comprehensive Plan Update. The EIS will identify and evaluate any significant environmental impacts of the Plan Update.

The current land use plan with existing zoning will serve as the baseline or “no action alternative”. Preliminarily, staff has identified four conceptual land use issues to be studied in the EIS as a **growth alternative** concept to the “no action alternative”:

1. Neighborhood Business Centers: Consider certain of these centers for more intensive development. Except those in the newly annexed areas, these centers are serviced by major bus routes that provide frequent all day service and have bike lanes and sidewalks nearby. Other than Juanita Village, these centers are currently developed with one story buildings and surface parking lots.
2. 6th Street LIT and Totem Lake: Consider a broader range of uses in certain identified areas to respond to current and future market trends. A consultant has recently completed an Industrial Lands Study to consider policy issues for these areas. This study will be used to direct this part of the concept. **The areas below are not within the Houghton Community Council jurisdiction.**
 - Area 1 – 6th Street LIT (east and west of Cross Kirkland Corridor/CKC)
 - Area 2 – Parmac (TL 10B-TL 10E)
 - Area 3 – -TL 7 and TL 9A (Totem Lake)
 - a. TL 7 - north of NE 124th Street and south of CKC
 - b. TL 7 – east of 132nd Place NE and north of CKC
 - c. TL 9A
3. Cross Kirkland Corridor: Look at the properties along the corridor to determine if any changes should be made to the permitted uses, intensities and densities to encourage uses that support and promote use of the corridor.
4. Near transit stations and along transit corridors: Consider increases in intensities and densities that support transit ridership.

These four topic issues would make up the growth alternative studied in the EIS. The environmental impacts of potential changes to these four study areas need to be assessed if amendments are proposed. The Plan Update EIS would be an appropriate and timely environmental document to assess those impacts.

Does the Houghton Community Council have any comments on the growth concept alternative?