



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Houghton Community Council

From: Angela Ruggeri, AICP, Senior Planner
Paul Stewart, AICP, Deputy Director
Eric Shields, AICP, Director

Date: April 18, 2017

Subject: Houghton/Everest Neighborhood Center & 6th Street Corridor Study
File No. CAM16-02742

RECOMMENDATION

Consider the recommendation on potential Comprehensive Plan and Zoning Code amendments made by the Planning Commission. Deliberate and make recommendations to the Planning Commission on any changes to their recommendation.

BACKGROUND DISCUSSION

A joint public hearing for the Planning Commission and Houghton Community Council was held on March 23, 2017. *The Council should refer to the packet that was prepared for the public hearing (it is available at the following link).*

http://www.kirklandwa.gov/depart/planning/Boards_and_Commissions/Planning_Commission.htm

Approximately 200 people attended the hearing with 42 people providing oral comments. Following the joint meeting, the oral portion of the hearing was closed, but it was decided that written correspondence would still be accepted until April 13, 2017, the date of the Planning Commission deliberations and recommendation.

The Houghton Community Council met on March 27th to consider all of the public comments and any proposed amendments to the Central Houghton Neighborhood Plan and zoning for properties within the jurisdiction of the Community Council (south of NE 68th Street). The Houghton Community Council's recommendation was provided to the Planning Commission to use in its deliberations at the April 13, 2017 Planning Commission meeting.

The Planning Commission reviewed, considered and discussed the Houghton Community Council's recommendations and provided its own recommendation on each of the items discussed by the Houghton Community Council in its memo.

Attachment 1 includes the original Houghton Community Council recommendations with the Planning Commission's changes and comments highlighted in yellow.

Staff intends to bring the Neighborhood Plan amendments, Zoning Code language and Design Guidelines to the Planning Commission on May 11th. Any additional Houghton Community Council comments will also be presented at that meeting. The final plan and code wording will be brought back to the Houghton Community Council on May 15th.



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MEMORANDUM

To: Planning Commission

From: Rick Whitney, Chair
Houghton Community Council

Date: April 6, 2017

Subject: **HOUGHTON COMMUNITY COUNCIL RECOMMENDATION ON PROPOSED COMPREHENSIVE PLAN AND MUNICIPAL CODE AMENDMENTS FOR HOUGHTON/EVEREST NEIGHBORHOOD CENTER (FILE CAM16-02742)**

I. INTRODUCTION

On behalf of the Houghton Community Council (HCC), I am pleased to submit our recommendation for the Houghton/Everest Neighborhood Center Plan and related Municipal Code amendments for consideration by the Planning Commission and recommendation to the City Council.

II. RECOMMENDATION

Based on the information provided by staff, the extensive public comment, and discussions at our March 27th meeting, the Houghton Community Council recommends the following changes to the existing Neighborhood Center Plan and to the amendments listed in the staff memo dated March 20, 2017.

Comprehensive Plan Amendments

- Modify Goal CH-5 to read (underlined portion is a change to the existing plan):

"Promote a strong and vibrant Neighborhood Center with a mix of commercial and residential land uses that primarily serve the adjacent neighborhoods."

Planning Commission: Agreed.

- Delete policy CH-5.4 and proposed changes on Page 126 of packet:
- ~~"Expand the area designated for higher intensity use to properties on west side of 106th Avenue NE of Houghton Center and south of NE 68th St. Allow building heights to step up to five stories through the Design Review process if careful~~

attention is given to pedestrian orientation, building modulation, upper story step backs and use of materials to reduce the appearance of bulk and mass."

- **Planning Commission:** Recommends the following wording (no additional height, but no density limit):

"Expand the area designated for higher intensity Allow higher residential density use to on properties on the west side of 106th Avenue NE of Houghton Center and south of NE 68th St. Allow building heights to step up to five stories through the Design Review process if careful attention is given to pedestrian orientation, building modulation, upper story step backs and use of materials to reduce the appearance of bulk and mass."

- Modify Goal CH-7 to read (underlined portion is a change to the existing plan):

"Support the transition of the Houghton Center into a transit and pedestrian-oriented mixed use development, including retail, with office or residential and other compatible uses that primarily serve the adjacent neighborhoods."

Planning Commission: See added wording above.

- Modify Policy CH-7.3 to read:

Allow building heights to step up to five three stories if certain retail uses that primarily serve the neighborhood are provided, and careful attention is given through the Design Review Process to pedestrian orientation, building modulation, upper story stepbacks, and use of materials to reduce the appearance of bulk and mass.

Specific design guidelines should be developed to ensure that modulation is used to break down scale and massing of buildings into smaller and varied volumes, and to provide upper story stepbacks from the sidewalks to improve the pedestrian experience and maintain human scale.

Planning Commission: Agreed, but remove "to step".

- Modify Policy CH-11.4 to exclude light rail on the Cross Kirkland Corridor (see page 130 of the March 20, 2017 packet).

Planning Commission: Deleted this, because this it does not match the overall goals of the Comprehensive Plan and Transportation Master Plan.

- Strengthen Goal CH-15 of existing plan which now says:

"Preserve public view corridors and natural features that contribute to the visual identity of the Central Houghton Neighborhood"

Staff Note: Existing Policy CH-15.1 already addresses this (see page 134 of March 20, 2017 packet).

"Preserve public scenic views and view corridors of Lake Washington, Seattle and the Olympic Mountains from public rights-of-way and parks."

Public view corridors are important assets and should continue to be enhanced as new development occurs. Wide, expansive views of Lake Washington looking west from public rights-of-way should be maintained. Street trees along rights-of-way that offer local and territorial views should be of a variety that will not block views as trees mature."

Planning Commission: Not necessary. Policy CH-15.1 addresses this.

- Adopt a new policy to retain existing affordable housing on City properties in HENC 2.

Planning Commission: Not appropriate for a policy, but should be mentioned in the transmittal memo to the City Council.

- Adopt a new policy to protect 106th Ave NE for residential use by implementing traffic calming and discouraging commercial and through traffic.

Planning Commission: Not appropriate for a policy.

- Adopt a new policy that supports the following specific improvements:
 - A right-hand turn lane (south bound on 6th Street South before NE 68th)
 - Wider sidewalks on streets bordering the Neighborhood Center.
 - Consolidated driveways – especially current closely spaced driveways, such as between the Starbucks and Houghton Center.
 - Synchronize signals at 9th and State/68th with 68th/108th to improve traffic flow.

- Investments in bus priority technology at all signalized intersections, as well as any that may be considered at 69th/106th and 53rd.
- Implementation of ITS upgrades and improvements that may assist in traffic flow improvements or for data collection.
- Monitoring of HENC and transit parking in the Everest and Houghton neighborhoods with a goal of minimizing overflow and employee parking in neighborhoods.

Planning Commission: Not appropriate for a policy, but include bullet point number 2 and number 3 in the Design Guidelines (highlighted above). The other bullet points are discussed in the 6th Street Corridor Study.

Zoning Code Amendments

- Establish density limits in Houghton Everest Neighborhood Center (HENC) 1 and 3 zones at 18-24 units/acre (there is currently no limit except as determined by height and bulk of buildings in the BC zone).

Planning Commission: No Density limits in HENC 1 or 3 and no FAR.

- Retain existing zoning in HENC 2 at RM 3.6(12 units/acre) to protect both CKC and transition to single family homes.

Planning Commission: No Density limits in HENC 2 and do not include the City property in HENC 2.

- Setback should be zero from the back of the sidewalk (can be done with an easement to get wider sidewalks without requiring a dedication of right-of-way, so as not to reduce potential development). In addition, the area of the widened sidewalk should not count against maximum lot coverage or density. Landscaping should be incorporated into the sidewalk design.

Planning Commission: Agreed.

- Establish maximum height throughout the Center at 30 feet, with 35 feet allowed if a grocery store, drug store, and/or hardware store is provided. Require step backs for the third story of a minimum of 5 feet with an average of 15 feet through careful attention to design criteria.
- **Planning Commission:** Agreed and 35' would apply to entire site with the grocery store, drug store, and/or hardware store on it.

- Require additional step back of second and third stories at the four corners of NE 68th and 108th Avenue NE and 6th Street South to provide a gateway/sense of place and arrival, and to preserve the views.

Planning Commission: Not a regulation in the Zoning Code, but include in the Design Guidelines and put a policy in the Comprehensive Plan.

- Develop and implement Design Guidelines and Design Review for development within the HENC (1, 2, and 3)

Planning Commission: Agreed.

- Prioritize retaining small scale, local businesses that serve the adjacent neighborhoods, by establishing a limit on the size of individual businesses to discourage big box retail and large office uses.

Planning Commission: Do not include.

- Prohibit drive through facilities except gas stations.

Planning Commission: Agreed, but only prohibit for restaurant drive through facilities.

- Limit the ground level to retail uses, with some limited (x %) office uses allowed provided they primarily serve the adjacent neighborhoods.

Planning Commission: Agreed.

- Rezone to PR 3.6 the currently BC zone portion of the NW University property (6710 Building), to extend a consistent zoning across the entire property.

Planning Commission: Agreed.

- Underground utilities throughout Houghton Everest Neighborhood Center.

Staff Note: Section 110.60.7.b of the Zoning Code already addresses this:

“All overhead service utility lines on the subject property must be undergrounded to the nearest primary source; undergrounding to a secondary service pole will not be allowed unless approved by the Public Works Director. All existing overhead utility lines in the public right-of-way adjacent to the

subject site must be undergrounded unless the Public Works Director determines that this is infeasible. If undergrounding is determined to be infeasible, the property owner shall sign an agreement, in a form acceptable to the City Attorney, that waives the property owner's right to protest formation of a Local Improvement District (LID) for conversion of overhead utility lines to underground, in the public right-of-way adjacent to the subject property, consistent with RCW [35.43.182](#)."

Planning Commission: Not necessary. Zoning Code already addresses this.

- Require 10% affordable housing for residential developments in the Houghton Everest Neighborhood Center.

Planning Commission: Agreed.

- Require that a coordinated master access and circulation plan be provided to serve all developments within the HENC to provide a comprehensive approach for property access (including connections to the Cross Kirkland Corridor), improve safety, and reduce traffic operations impacts.

Staff Note: This will need to be linked to a threshold for property size or building size to determine when this will be required.

Planning Commission: Do not include.

Add to Design Guidelines

- Activate the corner of NE 68th Street and 6th Street South for pedestrian advance at the traffic signals.

Planning Commission: Agreed and add that it is a gateway.

- Provide guidelines for development locations adjacent to the Cross Kirkland Corridor.

Planning Commission: Agreed.

- Provide more lighting for pedestrians along school walk routes and all streets within the Houghton Everest Neighborhood Center.

Planning Commission: Agreed.