



MEMORANDUM

Date: September 3, 2014

To: Planning Commission

From: Teresa Swan, Project Manager
Paul Stewart, Deputy Director, AICP
Eric Shields, Director, AICP

This memo addresses the following Comprehensive Plan Update topics:

- Citizen Amendment Requests (CAR)s, **File No. CAM13-00465, #5 and #14**

I. RECOMMENDATION

Review proposed expanded study areas for the Citizen Amendment Requests (CARs) and provide direction to staff.

II. BACKGROUND DISCUSSION

The Planning Commission reviewed the CAR applications at the July 10, 2014 Commission meeting, except for the Houghton Neighborhood Center requests, and made a recommendation to the City Council. At the July 15, 2014 meeting, the City Council agreed with the Planning Commission's recommendation. On August 14, 2014, the Planning Commission made a recommendation to not study the two Houghton Neighborhood Center requests as part of the Comprehensive Plan update project. The Houghton Community Council agreed with the Planning Commission's recommendation at its meeting on August 25, 2014. The City Council will consider the recommendation at their meeting on September 16, 2014 meeting.

The City commonly expands the study area of Citizen Amendment Requests to consider whether it would be appropriate to make the requested change to other properties in the vicinity. Expanding the study area also addresses the challenge of spot zoning.

Including additional properties in a request does not commit the City to making the requested change to the entire study area or to the specific site request. As part of the future study, various issues and criteria will be considered as a basis for the final recommendation on each Citizen Amendment Request. Once the request is considered in more detail in the coming months, the study area can be reduced as more information is provided and the Planning Commission begins to form its recommendation.

The decision on the scope of each study area should be made now and not later in the study process for the following reasons:

- Early notice can be provided to the property owners within the study area, the surrounding properties, the neighborhood associations and other interested parties.
- It provides direction to staff as we begin gathering information and do an analysis of the request.
- The City's EIS consultants can start to assess the potential impacts of each fully scoped study area.

Recommendations on the expanded study areas are provided below. The recommendations are based on the following preliminary considerations:

- General information of existing conditions and surrounding uses;
- Location of streets, and adjacency to major arterials and commercial centers and;
- Logical boundaries for land use designations.

III. STUDY AREAS FOR THE SELECTED CITIZEN AMENDMENT REQUESTS

The discussion below provides information on the request, the proposed study area, and a staff analysis and a recommendation for each of the CARs. Also included are those requests that staff is not recommending to expand the study area (see Attachments 1 through 13).

A. Nelson and Cruikshank CARs (see Attachment 1, Moss Bay Neighborhood)

Request: Rezone from Planned Area (PLA) 6C/residential to PLA 6A/multifamily

Location: 202 & 208 2nd St South and 207 & 211-3rd St South

Staff Recommended Study Area: Entire Planned Area 6C zone

Analysis: The expanded study area would allow for a comprehensive analysis of all parcels within the Planned Area 6C zone where the subject property is located. PLA6C is surrounded on all sides by zones that permit multifamily uses so studying the entire zone would be appropriate.

B. Waddell/Watermark East CAR (see Attachment 2, Downtown/Moss Bay Neighborhood)

Request: Do not require common recreational open space for residential use consistent with the CDB and other areas of the City with unlimited density for residential development.

Location: 220-6th Street

Staff Recommended Study Area: Entire Planned Area 5C zone

Analysis: The expanded study area would allow for a comprehensive analysis of all parcels within the Planned Area 5C zone where the subject property is located. Other Planned Area 5 zones, for example Planned Area 5B, should not be included in the study area because they

do not have similar development standards as the CBD and PLA 5C, such as unlimited density, allowable taller buildings and design review.

C. MRM CAR (see Attachment 3, Downtown/Moss Bay Neighborhood)

Request: Permit unlimited residential on the entire site and additional height

Location: 434 Kirkland Way

Staff Recommended Study Area: Entire CBD 5 zone

Analysis: The expanded study area would allow for a comprehensive analysis of all parcels within the CBD 5 zone where the subject property is located. This property has already been examined by an Environmental Impact Statement that included all of CBD 5.

D. Hendsch CAR (see Attachment 4, part of the CARs for the Norkirk Light Industrial Technology area)

Request: Rezone parcel from RS 7.2 (low density residential) to LIT/with a loft

Location: 642 9th Ave

Staff Recommended Study Area: Include adjacent single family lot to the east

Analysis: The study area has to include the intervening lot; otherwise there would be an approximate 60 foot wide gap between the existing LIT boundary and the CAR lot. The study area abuts the Kirkland Maintenance Center on the east, various businesses including a car repair shop and a use that manufactures security gates and doors located to the south across 9th Avenue, and single family homes to the north and west. There is a slight and gradual topographic change along the northern portion of the study area, with an elevation rise of about 10 feet. The study area is equally impacted by commercial traffic on 9th Avenue and established industrial uses across the street. Consideration of a change of use may be appropriate in order to create the opportunity to develop transitional uses to buffer the single family residential area to the west.

E. Norkirk Light Industrial Technology (LIT) Six CARs (see Attachment 4)

Requests: Variety of general requests ranging from rezoning area along 8th and 9th Avenues to residential, providing a transition zone to include all of the LIT area west of 8th Street to preserving current zoning but adding low-density residential work loft as allowed use.

Location: Norkirk LIT zone

Staff Recommended Study Area: No expansion, except including the Hendsch CAR and the adjacent single family lot to the east of the Hendsch property.

Analysis: Considering the LIT zone plus Hendsch CAR study area together allows the City to analysis appropriate land uses within the zone and the two properties west of the zone that includes the Hendsch CAR.

F. Newland CAR (see Attachment 5, Juanita Neighborhood)

Request: Rezone from RSX 7.2 (single family) to multifamily

Location: 12625 100th Ave NE

Staff Recommended Study Area: Include two single family lots to the north that abut 100th Ave NE

Analysis: It is recommended that the study area be expanded because the Newland property and the two properties to the north are currently single family residential and front on 100th Avenue NE. To the north of the three parcels is Brookhaven Park. To the south is a multi-family project known as Juanita Court. A section of Juanita Creek runs through all three properties. A fourth single family residential property abutting 100th Ave. NE is not recommended to be included in the study because it orients to the west and receives vehicular access from NE 128th Street which is an internal residential neighborhood access road. Because of the multi-family development to the south, the busy 100th Avenue NE, and presence of a stream, the conditions make the three properties fronting on 100th Avenue less appealing as a single family use. Consideration for reclassification to multi-family zone would be consistent with surrounding uses and provide for an opportunity for shared access points.

G. Basra CAR (see Attachment 6, NE 85th Street Subarea)

Request: Change zoning/land use designation from LIT/Light Manufacturing Park to RH5A or RH3/Commercial

Location: 8626 122nd Ave NE

Staff Recommended Study Area: Entire Light Industrial Technology (LIT) zone in the NE 85th St. Subarea.

Analysis: The expanded study area would allow for a comprehensive analysis of all parcels within the local LIT zone where the subject property is located.

H. Griffis (see Attachment 7, North Rose Hill Neighborhood)

Request: Change zoning/land use designation from RSX 7.2/ single family residential to Rose Hill Business District 8/office

Location: 8520 131st Ave NE & 8519-132nd Ave NE

Staff Recommended Study Area: Expand the study area to include the single family lot to the west, across 131st Avenue NE.

Analysis: Add one lot to the study area because it would result in a more or less straight north boundary line and similar depth in the RH-8 zone between the veterinary office and NE 132nd Street. The study area increases the total depth of the RH-8 zone from about 140 feet to about 207 feet, adding about 75 feet of depth to RH-8. The lot added to the study area is currently developed with a single family home. It abuts the RH-8 zone both to the west (Rose Hill Animal Hospital) and south (NW Animal Eye and Psychic Palm Reader). To the north and across 131st Avenue NE to the east are single family homes in the RSX 7.2 zone.

For comparison purposes, the RH-8 zone south of NE 85th Street is approximately 140 feet in depth in the area between 132nd Avenue NE and the veterinary clinic. This is a similar depth of the existing RH-8 zone on the north side of NE 85th Street.

Existing goals, policies and text in the NE 85th Street Subarea Plan and North Rose Hill Neighborhood Plan stress limiting encroachment into adjoining residential areas in order to prevent commercial encroachment. Consideration of a rezone of the study area to office could provide an opportunity for property consolidation and shared access points, and more options to create a transition between the NE 85th Street Commercial Corridor and single family uses to the north.

I. Walen (see Attachment 8, North Rose Hill Neighborhood within Urban Center)

Request: Allow commercial use within North Rose Hill (NRH) 5 zone.

Location: 11680 Slater Avenue NE

Staff Recommended Study Area: Expand the study area to include all parcels east of Slater Avenue NE, south of NE 120th Street, with vehicular access to either Slater Avenue NE or NE 120th Street.

Analysis: The current use of the subject property includes office use and employee parking. The applicant seeks commercial zoning to allow broader use of the site for commercial purposes. Under an existing lease agreement with the surrounding condominium development, the applicant uses the southwestern portion of that multifamily property for vehicle storage for the Hyundai dealership. Study of the expanded area where a mix of office and residential uses exists would be useful in evaluating this request.

J. Evergreen Health Care (see Attachment 9 ,Totem Lake Neighborhood)

Request: Rezone from TL 1B to TL 3D to enable the parcel to be included within the Evergreen Healthcare campus boundaries.

Location: 13014 120th Avenue NE

Staff Recommended Study Area: Not expanded. Only study the property owned by Evergreen Healthcare which is contiguous with the existing main campus but not included within the Evergreen Health Care Master Plan at this time.

Analysis: Evergreen Health Care has purchased one property immediately north and west of the existing Master Plan boundaries of the hospital campus. The TL 3 zone is specific to Evergreen Health Care so there is no reason to expand the study area.

K. Morris (see Attachment 10 ,Totem Lake Neighborhood)

Request: Rezone property from TL 7 (Industrial) to RMA 3.6 or greater, with additional building height allowed (to 40') due to slope and possible wetland issues.

Location: 13250 NE 126th Place

Staff Recommended Study Area: Expand to include all properties within the TL 7 zone, north of NE 126th Place and east of Slater Avenue NE.

Analysis: Existing zoning in the area is mixed, with property zoned RMA 3.6 immediately west of the subject property, and industrial zoning (TL 7) farther to the west and directly to the east. Many properties in this area appear to share environmental constraints such as streams, slopes and wetlands.

L. Rairdon/RC 124th LLC (see Attachment 11 Totem Lake Neighborhood)

Request Rezone property from TL 9A to TL 7, and rezone vacant property directly to the north from TL 9B to TL 7.

Location: 12601 132nd Place NE and Parcel 2826059004 (vacant) to north.

Staff Recommended Study Area: At the meeting on July 10, 2014, the Planning Commission recommended studying two rezone requests together submitted by the applicant. This recommendation was supported by the City Council on July 15th. The expanded study area would consolidate the two separate Citizen Amendment Requests into one study.

Analysis: The study of the two parcels together will enable the consideration of solutions that may cross parcel boundaries.

M. Woosley/Totem Commercial Center (see Attachment 12, Totem Lake Neighborhood)

Request: Expand the range of permitted uses and increase building heights within the portion of the TL 7 zone that lies north of NE 124th Street, south of the CKC right-of-way and west of 135th Avenue NE.

Location: 12700-12704 NE 124th Street

Staff Recommended Study Area: Expand the study area beyond the subject property to include the portion of the TL 7 zone noted in the request and described above.

Analysis: Parcels within the recommended study share similar characteristics in terms of location and mix of uses. This area was also identified for a broader range of commercial uses than other portions of the TL 7 zone in Zoning Code amendments adopted in 2012.

N. Suzuki/Astronics Corp. (see Attachment 13, Totem Lake Neighborhood)

Request: Request for additional height (due to slope and wetland constraints).

Location: The site is located at Kirkland's easternmost boundary along Willows Road within the TL 7 zone.

Staff Recommended Study Area: Expand the study area to include the portion of TL 7 located east of the Cross Kirkland Corridor, north of NE 124th Street and west of 141st Avenue NE.

Analysis: The expanded study area would allow for a comprehensive analysis of parcels within this area that share similar topography, access issues and some stream and wetland constraints to development. Some flexibility in development standards could be provided where natural constraints exist, without allowing for additional capacity in this area that remains outside the Urban Center.

IV. PUBLIC OUTREACH

Once the Planning Commission has provided direction to staff on the scope of the CARs, the property owners within the study areas will be notified along with property owners within 300 feet of the study area, the neighborhood associations and those participating in the Kirkland 2035 list serv. The October City Update mailed to all property owners and businesses will contain a notice about the CARs. In November, the City will host another Kirkland 2035 community meeting in which the CARs will be highlighted. Public notice signs will be erected next to the study areas. Mailed notice will be provided before the public hearing.

V. NEXT STEPS

The Planning Commission will study the CARs in late fall and early winter followed by holding a public hearing in early spring as part of the hearing for the Draft Plan.

For the September 25, 2014 meeting, the Planning Commission will study the Transportation Element and Totem Lake Business District Plan.

Attachments:

1. Nelson and Cruikshank CARs Study Area Map
2. Waddell/Watermark East CAR Study Area Map
3. MRM Study Area Map
4. Hendsch and LIT CARs Study Area Map
5. Newland CAR Study Area Map
6. Basra CAR Study Area Map
7. Griffis CAR Study Area Map
8. Walen CAR Study Area Map

9. Evergreen Health Care CAR Map
10. Morris CAR Study Area Map
11. Rairdon/RC 124th LLC CAR Study Area Map
12. Woosley/Totem Commercial Center CAR Study Area Map
13. Suzuki/Astronics Corp CAR Study Area Map

NELSON AND CRUIKSHANK CAR'S

Sites:

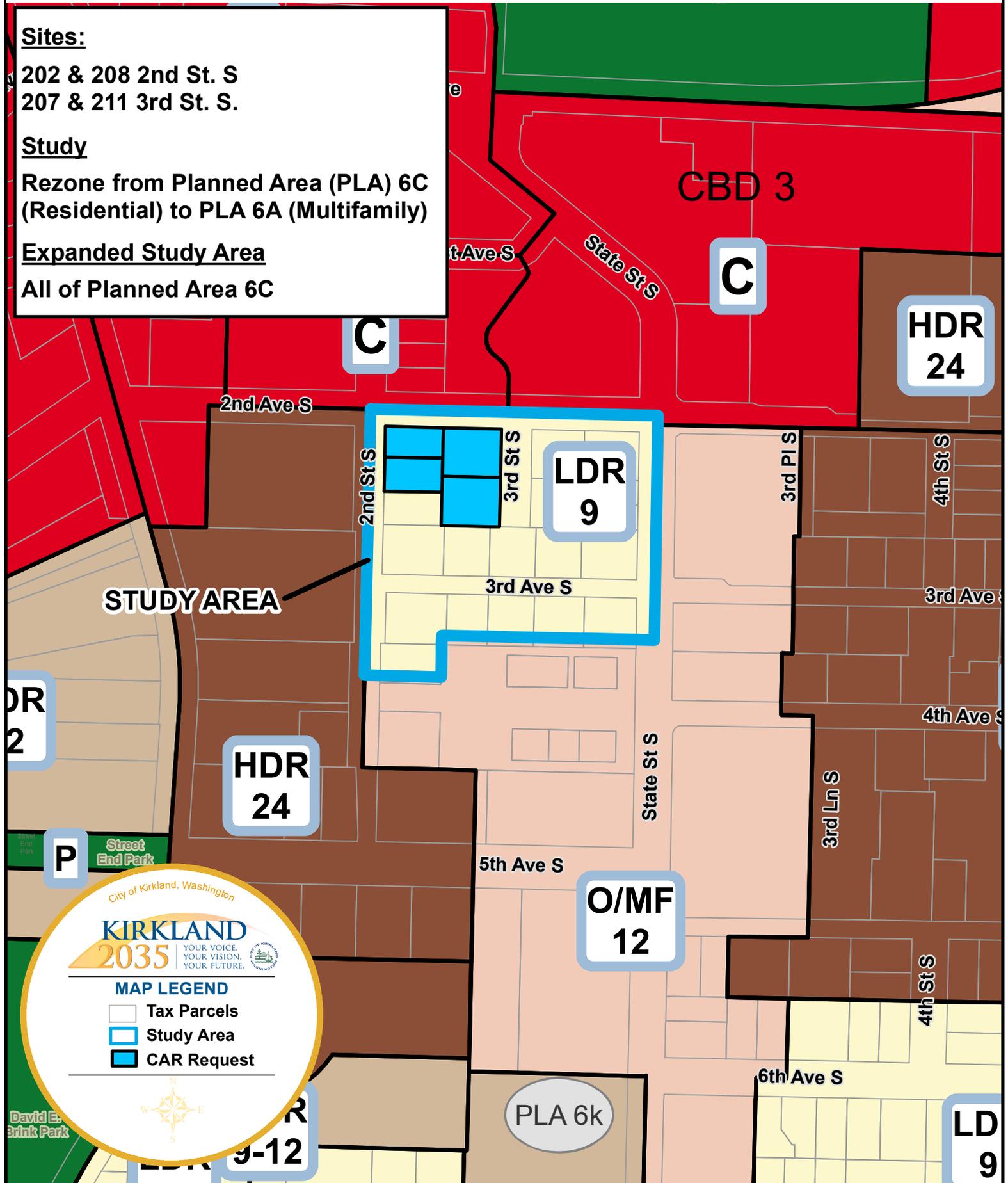
202 & 208 2nd St. S
207 & 211 3rd St. S.

Study

Rezone from Planned Area (PLA) 6C
(Residential) to PLA 6A (Multifamily)

Expanded Study Area

All of Planned Area 6C



STUDY AREA

DR 2

HDR 24

O/MF 12

PLA 6k

HDR 24

LDR 9

LD 9

City of Kirkland, Washington

KIRKLAND 2035 YOUR VOICE. YOUR VISION. YOUR FUTURE.

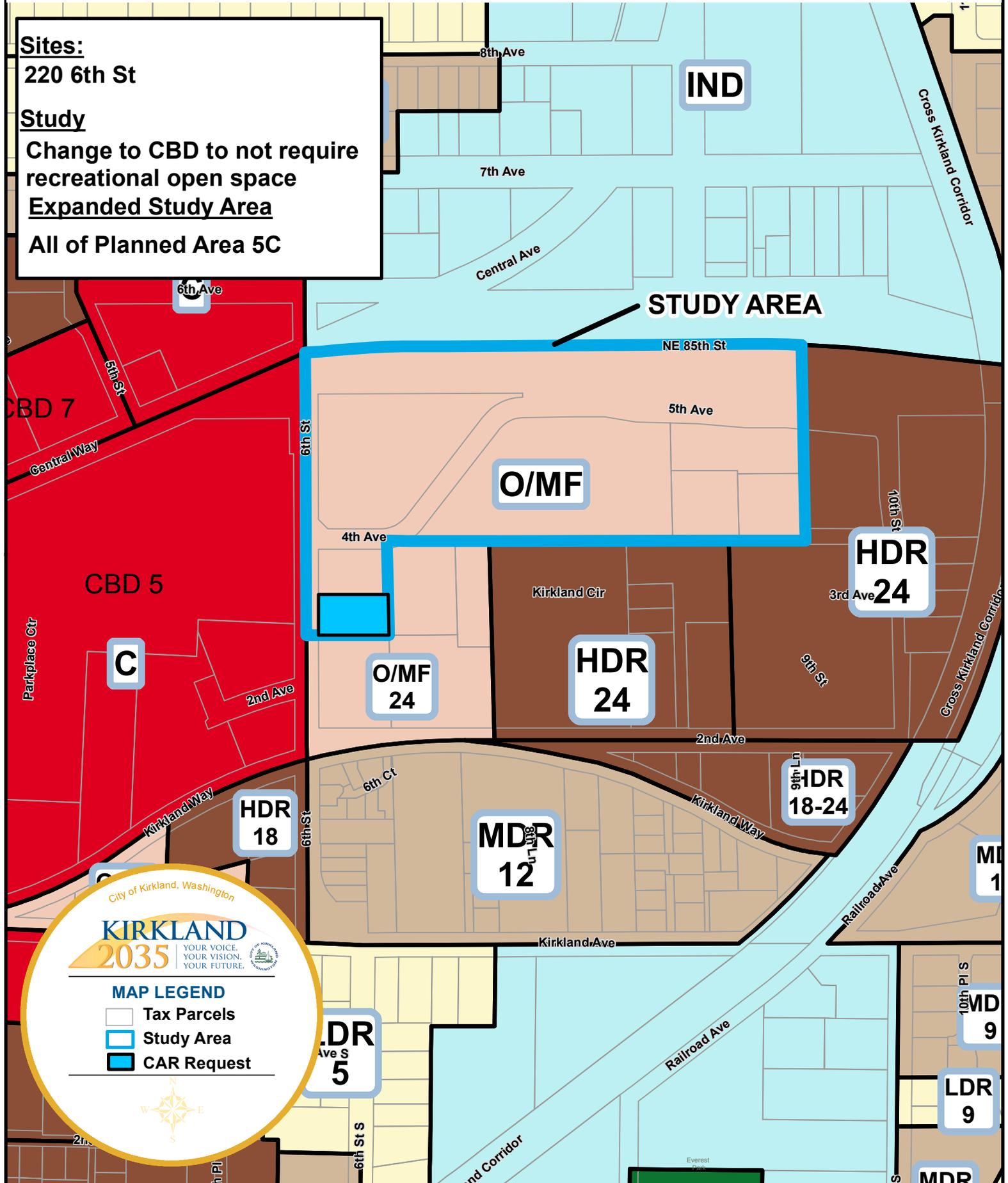
MAP LEGEND

- Tax Parcels
- Study Area
- CAR Request

WADDELL/ WATERMARK EAST CAR

Sites:
220 6th St

Study
Change to CBD to not require recreational open space
Expanded Study Area
All of Planned Area 5C



City of Kirkland, Washington

MAP LEGEND

- Tax Parcels
- Study Area
- CAR Request

Sites:

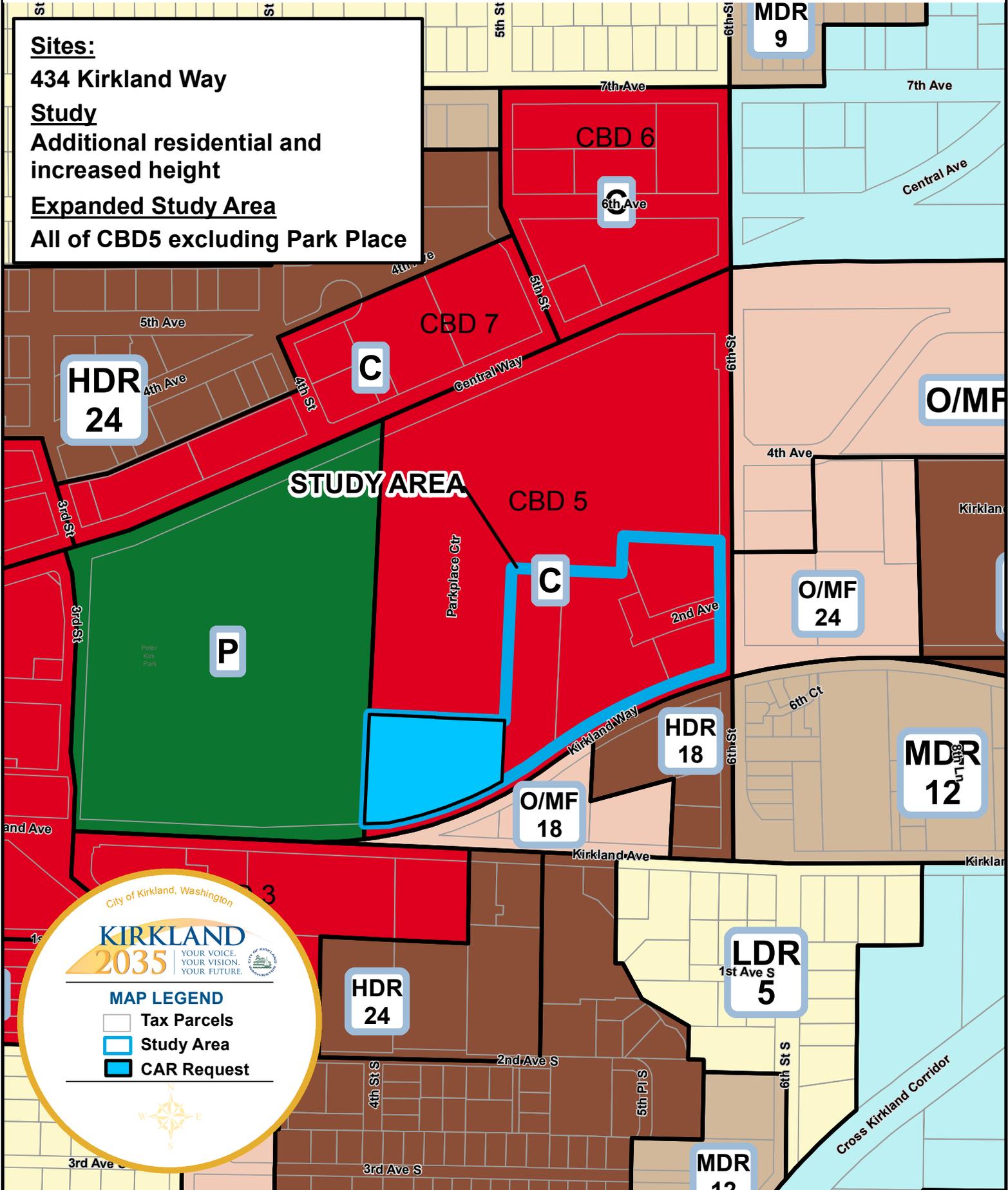
434 Kirkland Way

Study

Additional residential and increased height

Expanded Study Area

All of CBD5 excluding Park Place



STUDY AREA

City of Kirkland, Washington

KIRKLAND 2035 YOUR VOICE. YOUR VISION. YOUR FUTURE.

MAP LEGEND

- Tax Parcels
- ▭ Study Area
- ▭ CAR Request

HENDSCH CAR PART OF LIT STUDY

Sites:

642 9th Ave

Study

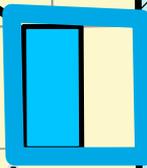
Rezone parcel from RS 7.2
(Residential) to LIT/Mixed Use

Expanded Study Area

Lot East of Hendsch Property
at 648 9th Ave

**LDR
6**

STUDY AREA



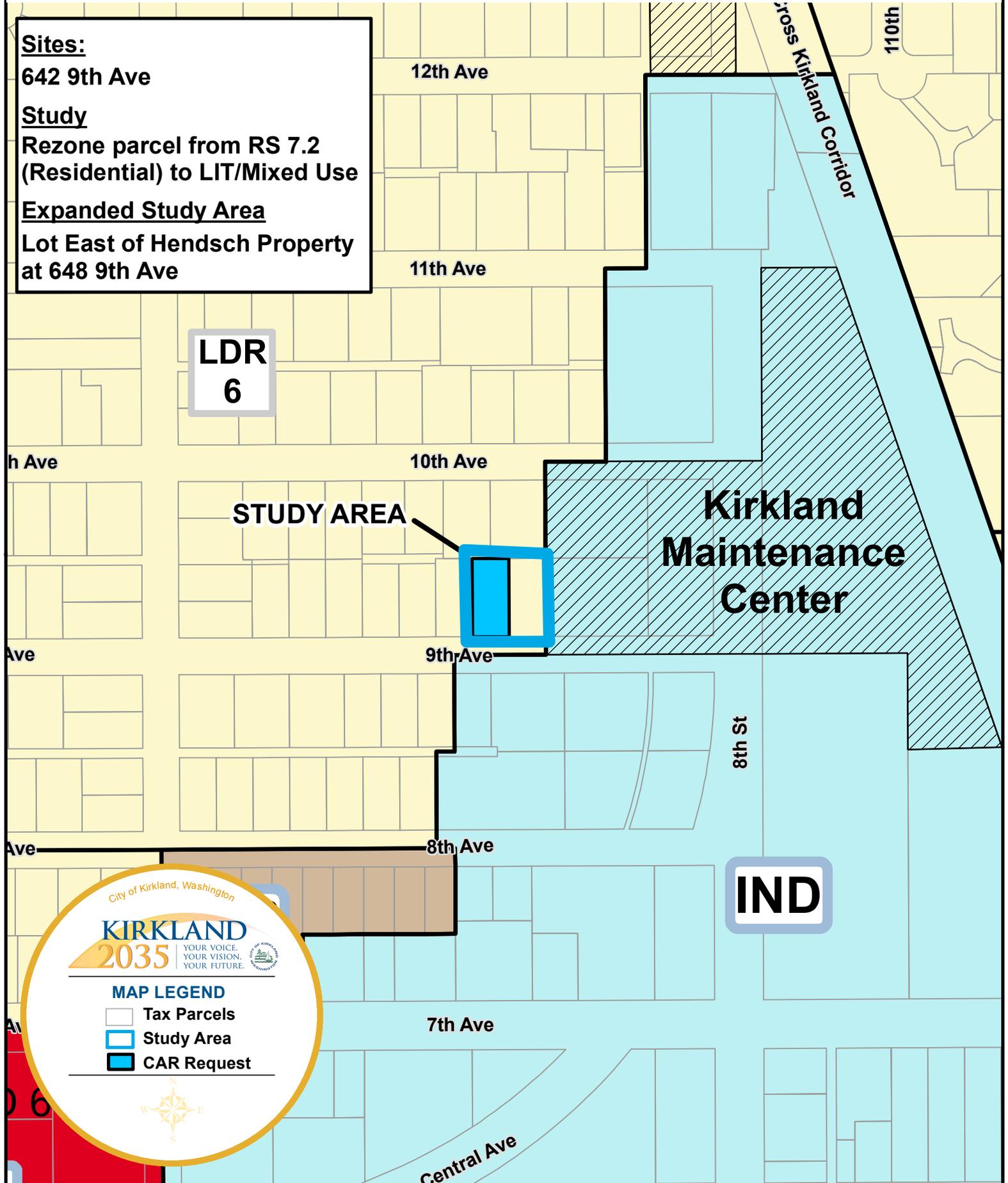
**Kirkland
Maintenance
Center**

IND

City of Kirkland, Washington

MAP LEGEND

- Tax Parcels
- Study Area
- CAR Request



Sites

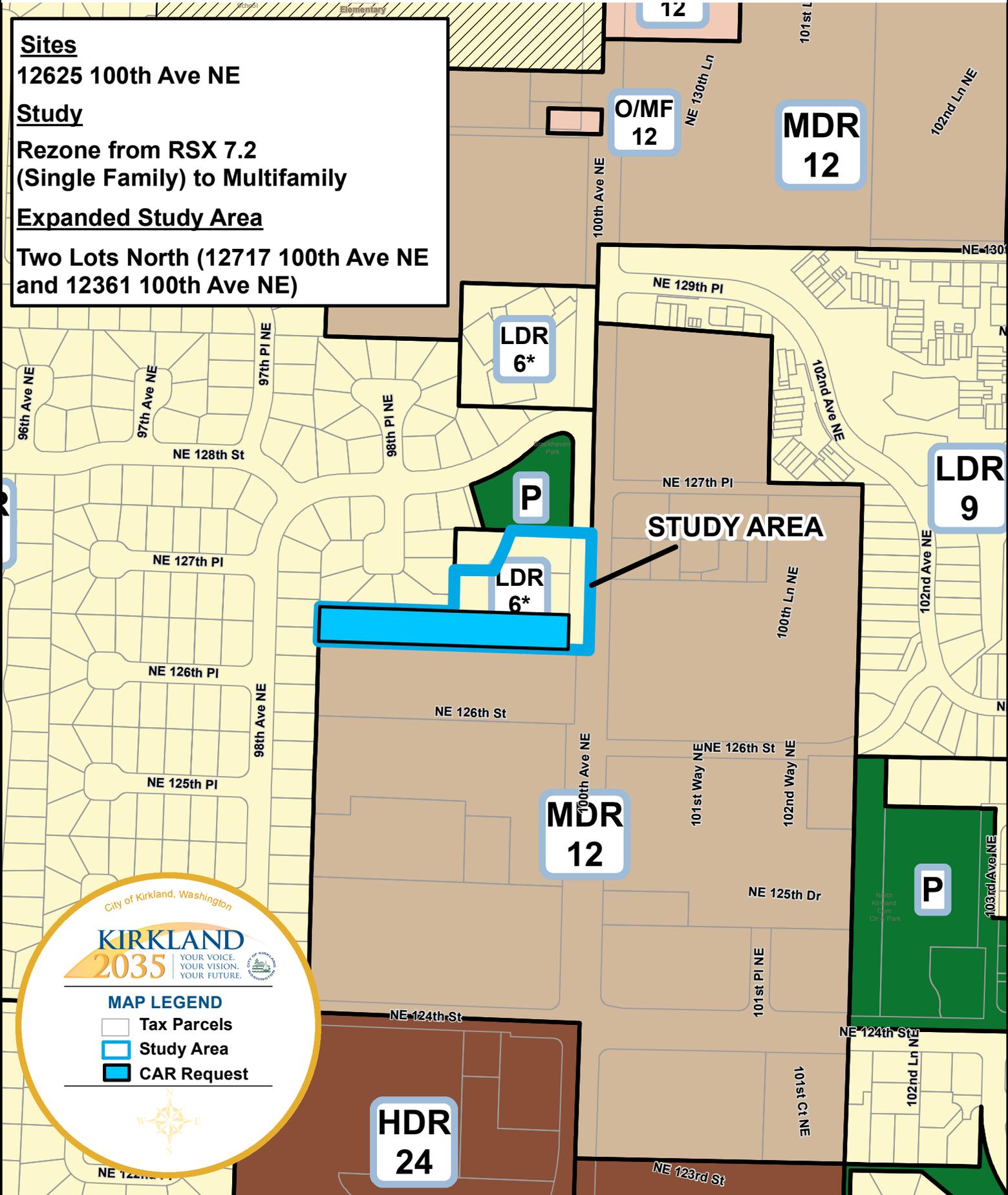
12625 100th Ave NE

Study

Rezone from RSX 7.2
(Single Family) to Multifamily

Expanded Study Area

Two Lots North (12717 100th Ave NE
and 12361 100th Ave NE)



City of Kirkland, Washington

KIRKLAND 2035
YOUR VOICE. YOUR VISION. YOUR FUTURE.

MAP LEGEND

- Tax Parcels
- Study Area
- CAR Request

Sites:
8626 122nd Ave NE

Study
Change zoning/ land use designation from LIT/ Light Manufacturing Park to RH5A or RH3/ Commercial

Expanded Study Area
All of LIT Zone

C
RH 1B

P
Beach Property

O/MF
12

C
RH 1A

C
RH 1B

LMP

MDR
12

STUDY AREA

C
RH 3

O/MF
RH 4
10-14

C
RH 5C

C
RH 5A

MDR
RH 6A
12

MDR
RH 6A
12

O/MF
RH 6B
12

MDR
RH 6A
12

P
Rose Hill Meadows

City of Kirkland, Washington

KIRKLAND 2035 YOUR VOICE. YOUR VISION. YOUR FUTURE.

MAP LEGEND

- Tax Parcels
- Study Area
- CAR Request

Sites:

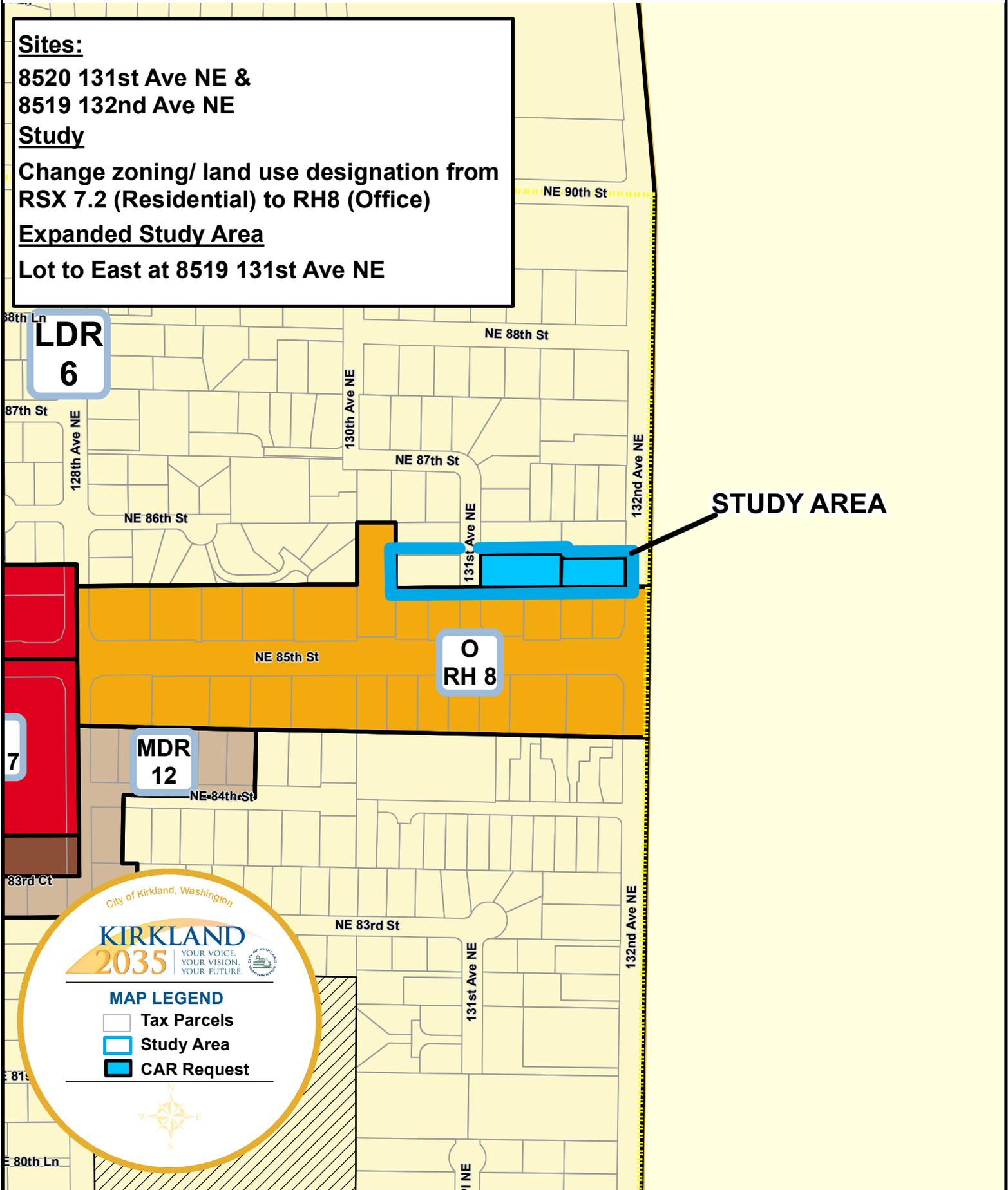
**8520 131st Ave NE &
8519 132nd Ave NE**

Study

**Change zoning/ land use designation from
RSX 7.2 (Residential) to RH8 (Office)**

Expanded Study Area

Lot to East at 8519 131st Ave NE



WALEN/PLB REAL ESTATE CAR

Sites:

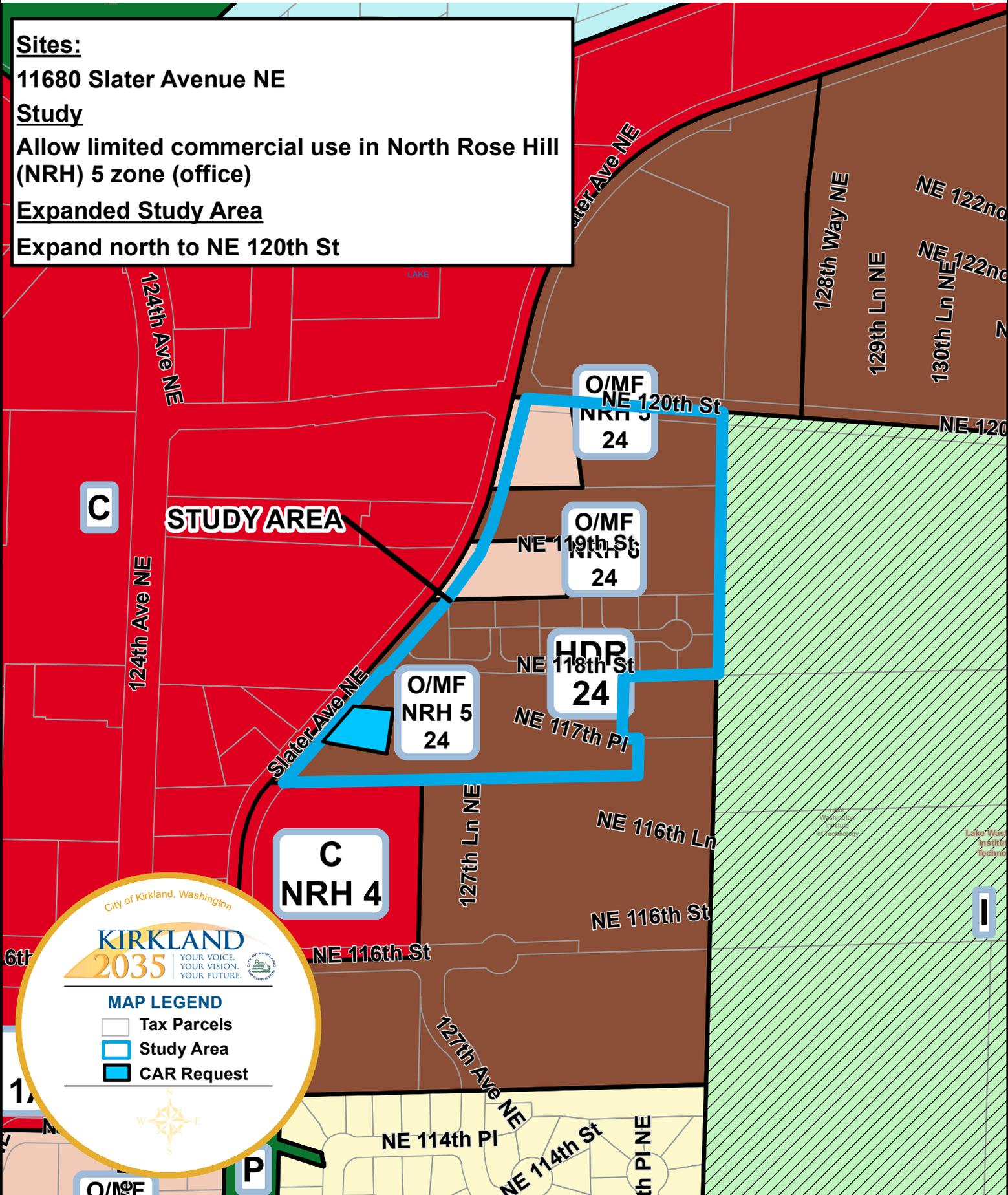
11680 Slater Avenue NE

Study

Allow limited commercial use in North Rose Hill (NRH) 5 zone (office)

Expanded Study Area

Expand north to NE 120th St



C

STUDY AREA

O/MF
NRH 5
24

O/MF
NRH 5
24

HDR
24

O/MF
NRH 5
24

C
NRH 4

Lake West
Institute
Technology

I

City of Kirkland, Washington

KIRKLAND
2035 YOUR VOICE. YOUR VISION. YOUR FUTURE.

MAP LEGEND

- Tax Parcels
- ▭ Study Area
- CAR Request

Sites:

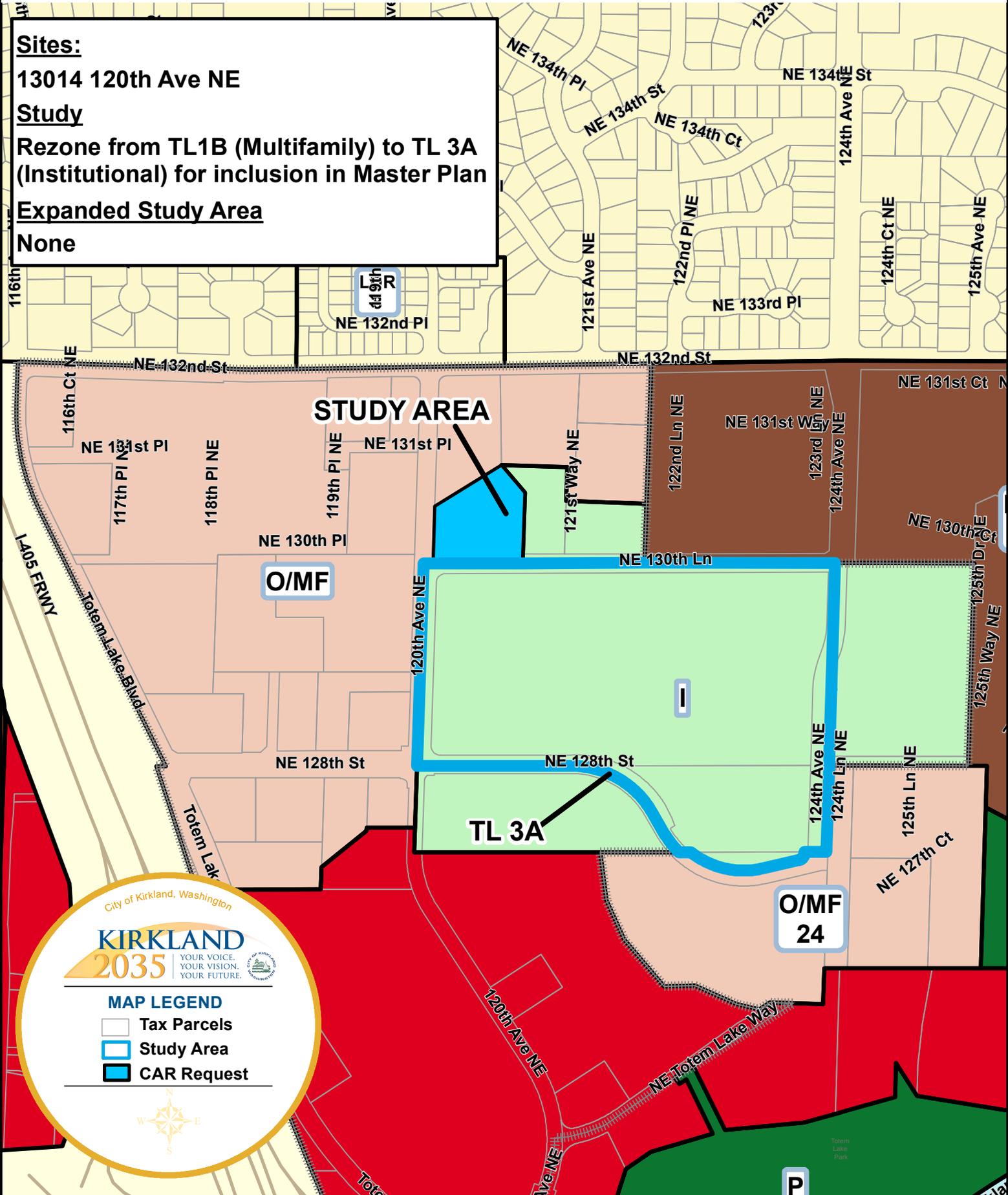
13014 120th Ave NE

Study

Rezone from TL1B (Multifamily) to TL 3A (Institutional) for inclusion in Master Plan

Expanded Study Area

None



STUDY AREA

O/MF

TL 3A

**O/MF
24**

P

City of Kirkland, Washington

KIRKLAND
2035 YOUR VOICE. YOUR VISION. YOUR FUTURE.

MAP LEGEND

- Tax Parcels
- ▭ Study Area
- ▭ CAR Request

Sites:

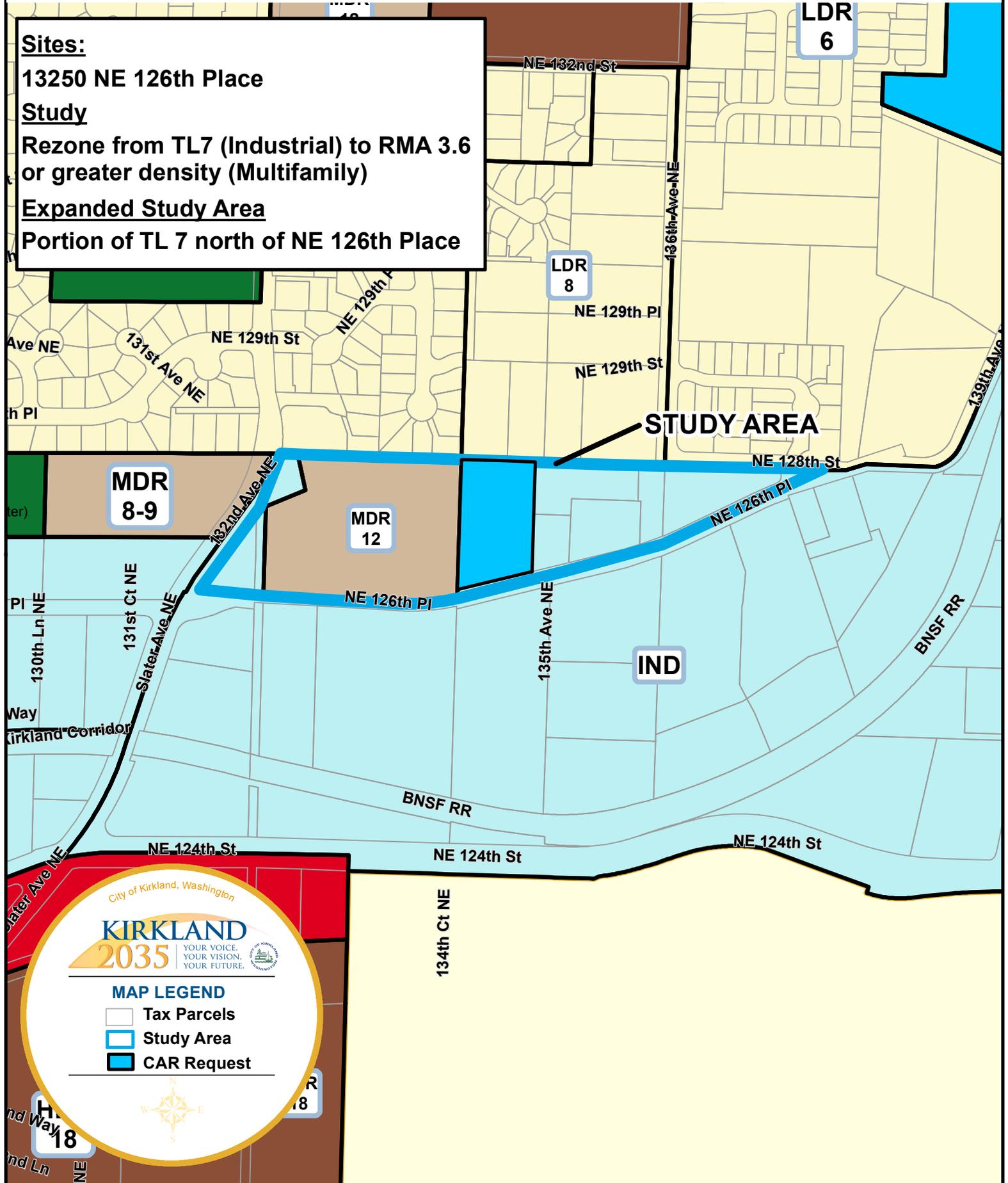
13250 NE 126th Place

Study

Rezone from TL7 (Industrial) to RMA 3.6 or greater density (Multifamily)

Expanded Study Area

Portion of TL 7 north of NE 126th Place



MDR
8-9

MDR
12

IND

LDR
6

LDR
8



MAP LEGEND

- Tax Parcels
- Study Area
- CAR Request



Sites:

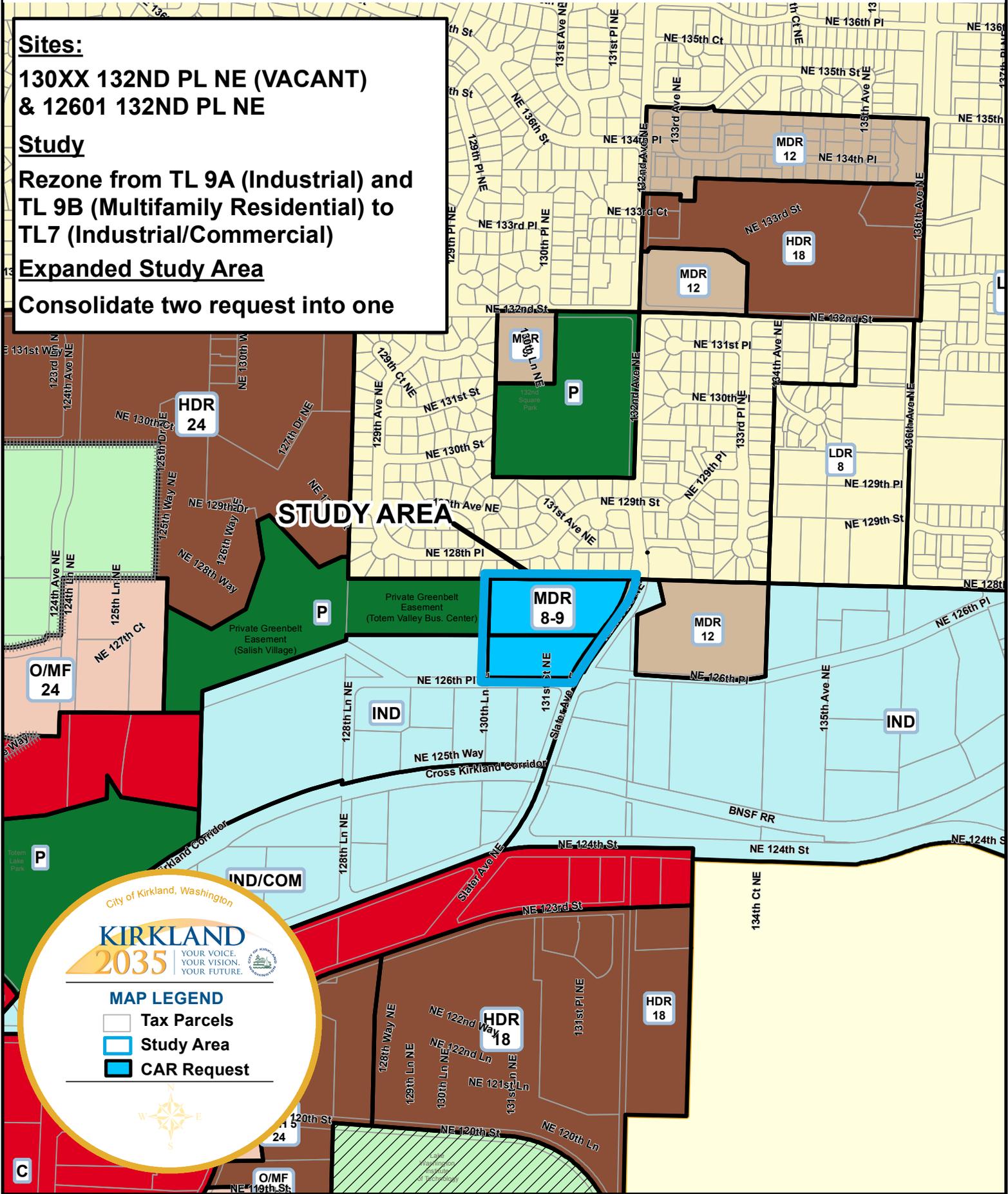
130XX 132ND PL NE (VACANT)
& 12601 132ND PL NE

Study

Rezone from TL 9A (Industrial) and
TL 9B (Multifamily Residential) to
TL7 (Industrial/Commercial)

Expanded Study Area

Consolidate two request into one



City of Kirkland, Washington

KIRKLAND
2035 YOUR VOICE.
YOUR VISION.
YOUR FUTURE.

MAP LEGEND

- Tax Parcels
- Study Area
- CAR Request



WOOSLEY/ TOTEM COMMERCIAL CENTER CAR

Sites:

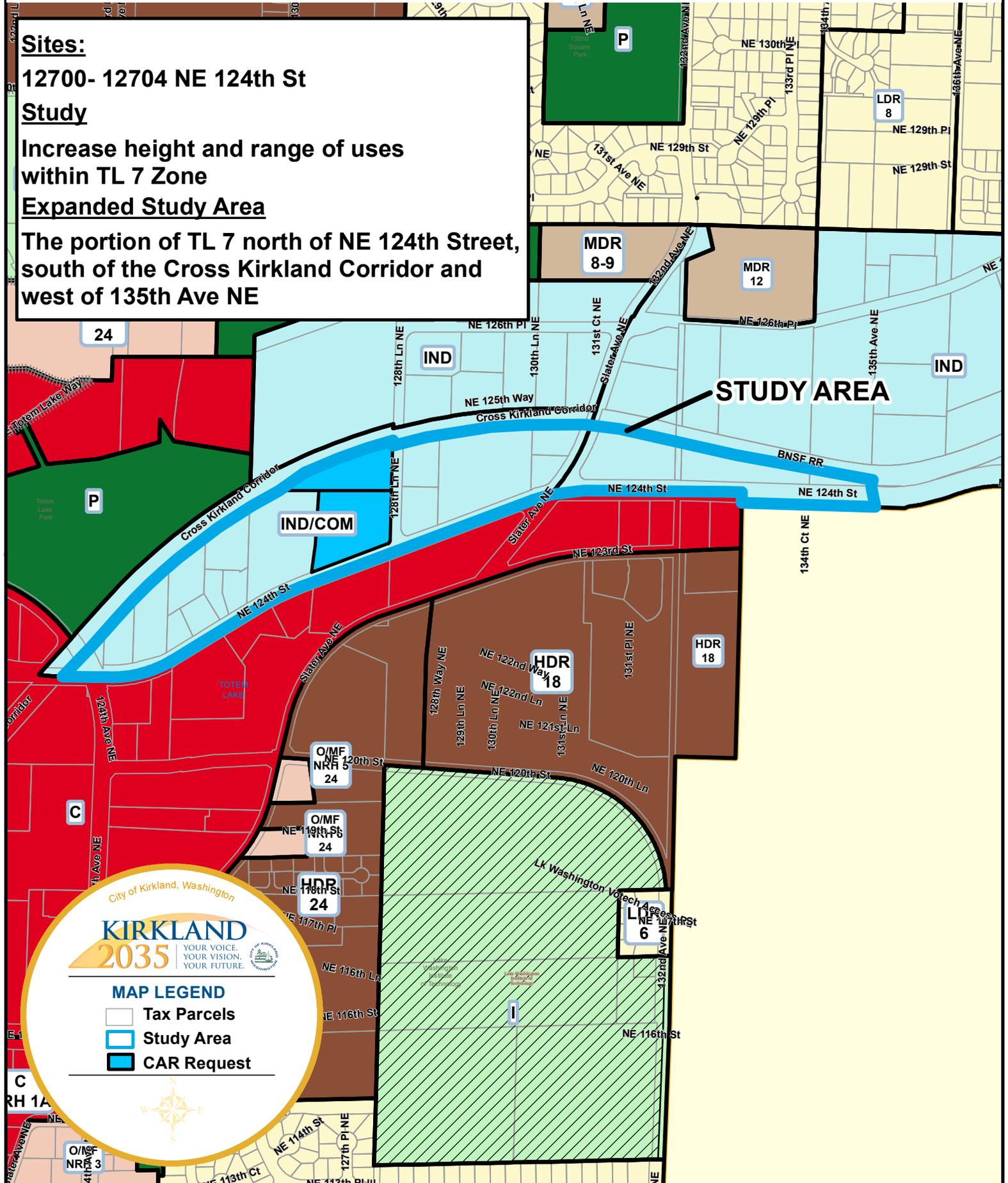
12700- 12704 NE 124th St

Study

Increase height and range of uses within TL 7 Zone

Expanded Study Area

The portion of TL 7 north of NE 124th Street, south of the Cross Kirkland Corridor and west of 135th Ave NE



24

P

IND/COM

C

O/MF NRR 24

O/MF NRH 24

HDR 24

O/MF NRH 24

IND

MDR 8-9

MDR 12

LDR 8

IND

HDR 18

HDR 18

L Access 6

City of Kirkland, Washington

MAP LEGEND

- Tax Parcels
- Study Area
- CAR Request

Sites:

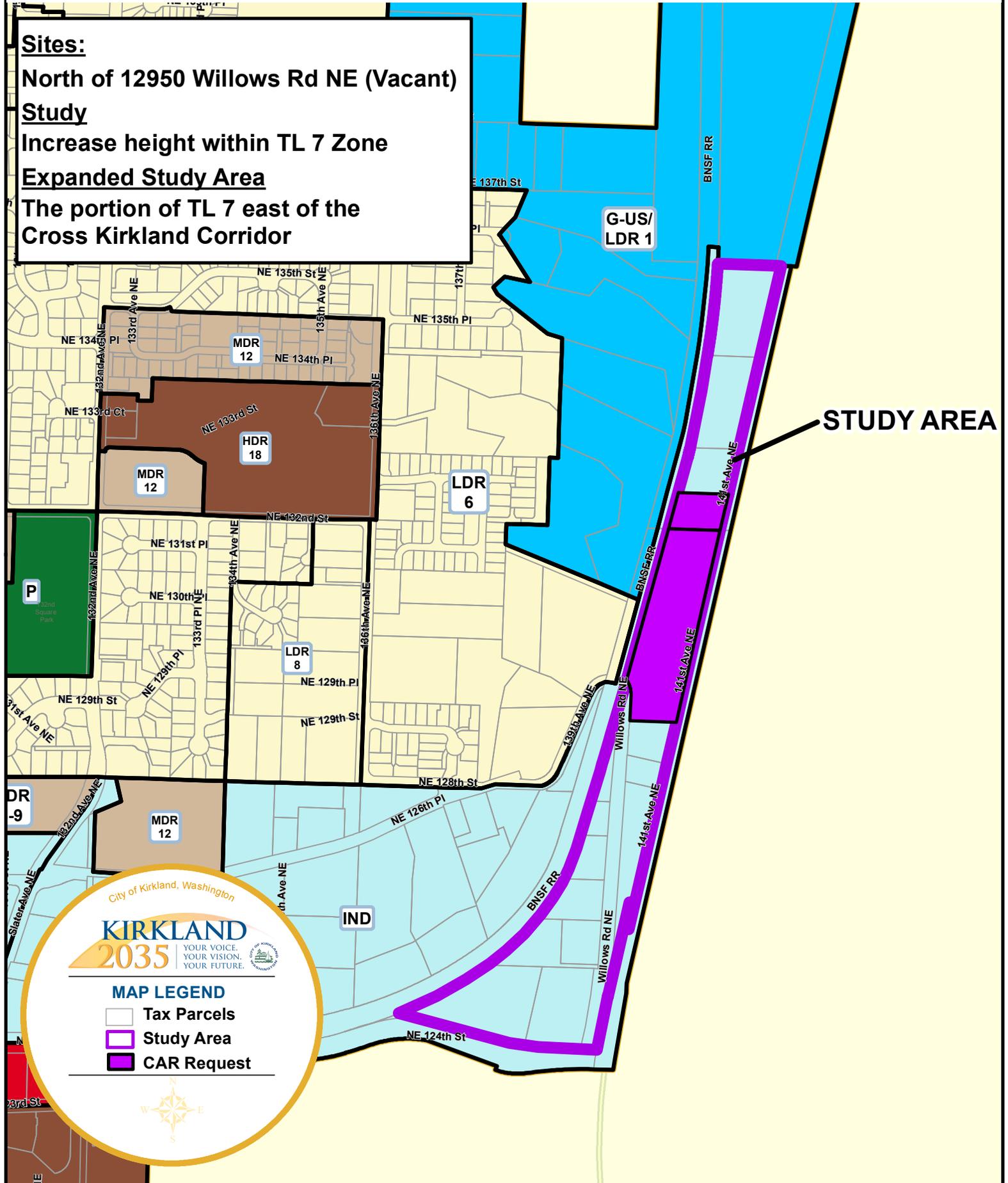
North of 12950 Willows Rd NE (Vacant)

Study

Increase height within TL 7 Zone

Expanded Study Area

The portion of TL 7 east of the Cross Kirkland Corridor



STUDY AREA

City of Kirkland, Washington



MAP LEGEND

- Tax Parcels
- Study Area
- CAR Request



