



MEMORANDUM

Date: December 3, 2013

To: Planning Commission

From: Teresa Swan, Senior Planning
Janice Coogan, Senior Planner
Paul Stewart, Deputy Planning Director

Subject: Comprehensive Plan Update, File No. CAM13-00465, #4

This memo addresses the following Comprehensive Plan Update topics:

- Schedule and review approach to the Chapter Elements over the next year
- Current Vision Statement and Visioning Themes from the Kirkland 2035 Visioning Conversations
- January-February 2014 Neighborhood Association Outreach on neighborhood issues
- Growth Alternatives for Environmental Impact Statement (EIS)
- Next Step: Meeting of January 9, 2014

I. Recommendation

- Discuss the schedule and approach for reviewing the Chapter Elements updates and provide comments to staff.
- Discuss the current Vision Statement and the visioning themes from the Kirkland 2035 visioning conversations. Provide comments to staff.
- Review the Neighborhood Association outreach plan and provide comments to staff
- Discuss conceptual growth alternatives that could be studied in the EIS and provide comments to staff

II. Schedule and Review Approach for the Chapter Elements

The required [GMA Comprehensive Plan Update](#) will involve reviewing the 14 citywide Element Chapters plus the Implementation Strategies Chapter that relates back to each of the Element Chapters. Revisions may also be proposed to the definition in the Appendices section. 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 with the Plan Update.

Staff has developed a **schedule** for reviewing each of the Element Chapters. See Attachment 1 for the general month to month schedule which is subject to change as we move through the process. The approach is to allocate **three to four meetings over three 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, and Human Services). Review of several elements would occur at the same time.

Below is the **general schedule** at this point by Element Chapter:

2014					
Element Chapter	PC Review	CC	HCC	Trans C	Parks B
Vision/Framework Goals	Jan 9-Feb	March 18	Feb 24	Jan 22	Feb 12
Land Use (and Growth Alternatives/G.A.)	Dec 12 - G.A. Jan 9 to April	March 18	Feb 24 G.A. April – LU.	Feb 26	
Natural Environment	March-May		May		
Economic Development	March-May		June		
Housing	March-May		June		
Parks	June		July		July
Community Character	June-July		Aug		
Introduction	June-July		Aug		
General	June-July		Aug		
Human Services	July-Aug		Sept		
Public Services	Sept-Oct		Oct		
Utilities	Sept-Oct		Oct		
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 review of the Element Chapters:

- Staff prepares issue papers for each element.
- Planning Commission discusses the issues and then provides direction to staff.
- Staff prepares draft revisions to each element and Planning Commission provides comments.
- Staff prepares any applicable Zoning Code amendments for Planning Commission and Houghton Community Council review.
- Joint meeting with the Transportation Commission on Transportation Element.
- Houghton Community Council reviews draft revisions from the Planning Commission.

- Check in with City Council on Vision Statement/Framework Goals, Land Use and Transportation Elements. EIS land use alternatives, neighborhood association issues and any other policy issues.
- Staff prepares final drafts of each element based on those comments. This becomes the Draft Plan.
- Once the Draft Plan and Draft Environmental Impact Statement are issued, Planning Commission and Houghton Community Council hold hearings and take comments.
- Planning Commission and Houghton Community Council make recommendations on Draft Plan and applicable Zoning Code amendments.
- Final EIS is prepared and comments are accepted.
- Planning Commission and Houghton Community Council review public comments in Final EIS and make recommendations on Final Draft Plan to City Council.
- City Council considers Final Draft Plan and applicable Zoning Code amendments.

As mentioned above, staff will first prepare an **issue paper** for each element that would address one or more of the following topic items as they relate to the element:

- The state Department of Commerce's [Comprehensive Checklist](#) for GMA statutory requirements adopted since 2003
- Puget Sound Regional Council's [Vision 2040](#)
- King County [Countywide Planning Policies](#)
- [Smart Growth Principles](#)
- Sustainable Community Principles
- General themes from the fall Kirkland 2035 Visioning Conversations
- City Council [goals](#)
- Community Profile and Housing Needs Assessment
- Annexation area considerations
- Potential growth alternatives to be addressed in the Draft Environmental Impact Statement
- List of potential issues, corrections and general edits that Staff has maintained over the past few years for this Plan Update

As the Planning Commission discussed earlier this year, we are doing edits to the Element Chapters and not complete rewrites. Given the June 2015 deadline, the number of chapters to be review and time needed to prepare a Draft and Final EIS, it is recommended that the Planning Commission focus its attention on providing overall direction to the goals and policies rather than spending too much time on wordsmithing.

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 growth in length. Staff will look for opportunities to reduce the lengthy discussions following the goals and policies and other ways to be more succinct as part of the Plan Update.

One impact to meeting the schedule is potential changes to the **neighborhood plans**. As discussed below in Section IV, changes to the neighborhood plan may be considered. The Planning Commission and staff will need to consider carefully the extent and scope

of any changes to the neighborhood plans that can be done with the Comprehensive Plan Update. We need to keep in mind the state deadline date and that the mandate under the GMA does not require revisions to the neighborhood plans other than for consistency with goals and policies in the citywide Element Chapters.

III. Current Vision Statement, Kirkland 2035 Visioning Conversations and the Visioning Themes

The Kirkland 2035 Visioning exercises were held in October and November. A total of 687 people attended 18 visioning exercise events. They ended up extending an additional month because the neighborhood associations asked to have visioning exercises held as part of their neighborhood association meetings.

For those Planning Commissioners who did not attend a visioning event, participants were seated around tables with different **topic discussions** that included land use, economic development, transportation, housing, community character and environmental stewardship. The visioning questions addressed the key chapter elements. Before the group discussions, a **power point presentation** was given to provide background information on the Comprehensive Plan Update similar to the presentation provided to the Planning Commission earlier this year. A brief **visioning video**, narrated by Kurt Triplett, the City Manager, followed. A **Wordle exercise** was held as a warm-up to the group discussions in which each participant wrote down one word that represented what they wanted Kirkland to be in the year 2035. Attached is the accumulative Wordle representing all 18 Wordle events (see Attachment 2).

Some of the main concepts from the Wordle exercise were:

Green	Vibrant
Livable	Accessible
Walkable	Sustainable

As a comparison, Attachment 3 contains a summary of the main themes of the current [Vision Statement and Framework Goals](#).

Staff recorded the Kirkland 2035 Conversation comments and is reviewing them for main themes by Element Chapter. Staff will present these main themes to the Planning Commission at the December 12, 2013 meeting. We are still in the process of organizing the information since we had neighborhood association meetings late into November.

The [Framework Goals](#) follow immediately after the Vision Statement. The Vision Statement is a descriptive narrative of the Framework Goals and reflects the same key themes. For efficiency and getting away from redundancy, one option would be to reduce the length of the Vision Statement. Staff will discuss this concept with the Planning Commission. The Framework Goals will need to be updated to reflect the Kirkland 2035 Vision comments and possibly new issues, such as climate change and a healthy community.

IV. January-February 2014 Neighborhood Association Outreach on Plan Amendments

As you may be aware, several of the neighborhood associations have asked that the City Council to have their neighborhood plans updated. The Finn Hill Association would like to have a neighborhood plan prepared for its area. The City Manager has discussed with City Council members the concept of asking the neighborhood associations what they want changed in their plans. These discussions with the neighborhood associations would be an opportunity to identify issues, concerns or suggested changes to their plans and to ask their thoughts on any desired changes, if any, to the business districts in or near their neighborhood boundaries.

For newly annexed neighborhoods without existing plans, this would be an opportunity to begin to outline the foundation of a plan. The concept is to get away from lengthy plans that end up mirroring the goals, policies and maps found in the general city wide Element.

These neighborhood meetings will need to be held in January – February 2014 so we can attempt to still meet the GMA deadline of June 30, 2015. The public outreach firm, Enviroissues, will assist the City in preparing and hosting the neighborhood meetings so that staff can begin its work on the Element Chapters. This firm helped with both of the community planning days in June and October of this year.

To minimize the number of meetings for staff and consultants, and to organize the groups by geographical areas and surrounding common business districts, the suggested groupings of neighborhoods are as follows. Each meeting would provide separate meeting spaces to allow for individual neighborhood discussions.

- Central Houghton/Everest/Lakeview
- Moss Bay/Market/Norkirk/Highlands
- North Rose Hill/South Rose Hill/Bridle Trails
- Juanita/Evergreen Hill /Finn Hill (given the number of attendees to the Finn Hill meetings a separate Finn Hill meeting could be planned)
- Totem Lake Neighborhood

The meeting format is still being developed and a draft of the meeting plan will be forwarded to KAN and other associations for their input on the process. The initial concept is to have two sets of meetings for each grouping. The first meeting would provide background about neighborhood plans, and consult with neighborhoods in small group discussions to identify issues and changes they would like to see citywide and within their neighborhood plans. As noted above, these would occur in January and February of 2014. A second follow up set of meetings in the spring would be held to discuss how and when the City can address neighborhood issues and suggested changes to the plans.

Staff envisions breaking the comments on the neighborhood plans into three categories:

- Category I: Issues that we think can be studied and considered as part of the Comprehensive Plan Update project while still closely meeting the state deadline date.
- Category II: Issues that should be considered as part of a future work program after completion of the Comprehensive Plan Update project due to their complexity and/or degree of controversy.
- Category III: Issues that the Planning Commission and City Council do not consider appropriate to consider.

Staff will discuss this new portion of the work program at the December 12, 2013, meeting.

V. Growth Alternatives for Environmental Impact Statement (EIS)

An Environmental Impact Statement will be prepared for the Comprehensive Plan Update. The EIS will evaluate impacts of the plan update and any proposed changes. The current plan with existing zoning will serve as the baseline or “no action alternative”. Other proposed policy, text and map changes could consist of subsets or variations of the existing plan. These will be discussed in more detail at future meetings. The City will contract out professional consulting services to assist in the preparation of the EIS. Preliminarily, staff has identified three land use issues that it had planned to raise with the Planning Commission as part of the Plan Update process:

1. Neighborhood Business Centers: Should certain of these centers be allowed to be more intensively 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. Areas that Permit Industrial Uses: Should the allowed land uses in the following areas be changed:
 - 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 (see map)
 - NE 124th Street (south of CKC)
 - a. TL 7 – east of 132nd Place NE and north of CKC
 - b. TL 9A

The City is in the process of hiring a consulting firm to study these areas. Attachment 4 contains the questions that the consulting firm with address.

3. Cross Kirkland Corridor: Should certain properties be rezoned to allow for retail uses that support and promote use of the corridor? Should residential densities be increased in certain areas? Other changes?

These three topic issues could make up alternatives studied in the EIS. The environmental impacts of potential changes to these three 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. Scoping will be done to identify potential issues to be addressed with the EIS.

Staff will discuss these three growth alternative options with the Planning Commission at the December 12, 2013, meeting.

VI. Next Step

Starting in January, staff will bring issues and draft revisions on the Element Chapters. At the January 9th meeting, the following topics are tentatively scheduled to be discussed:

- Revised **Community Profile** document will be distributed. This document addresses the City's demographics, housing, economics, land use and capacity. Other topics may be added to the document this year. The Community Profile is not a chapter or appendix of the Comprehensive Plan, but some of the information is provided in the Introduction, Economic Development and Land Use Element Chapters. In addition to all updated information, the document is being reformatted so that all of the information on a certain topic is provided on one page for easy public distribution. The City hopes to update the Community Profile on a yearly basis rather than only with the GMA Plan Update which will be helpful to businesses and other interested groups.

The **Housing Needs Assessment** will also be presented in conjunction with the Community Profile.

- Continue discussion on the **Vision and Framework Goals**
- Issues pertaining to the **Land Use Element**
- Issues pertaining to the **Totem Lake Business District Plan Update**

Attachments:

- Attachment 1 – Current Comprehensive Plan Update schedule (subject to change)
- Attachment 2 – Accumulative Wordle from Kirkland 2035 Visioning Conversations
- Attachment 3 – Summary of main themes for existing Vision Statement
- Attachment 4 – Questions to be addressed by consultant for study of industrial areas

Schedule as of 12/3/13

Subject to change

2013-2015 KIRKLAND COMPREHENSIVE PLAN AMENDMENTS

Milestone Dates -

- **July 2013: Land Capacity study completed**
- **September – November 2013: Community Outreach**
- **December 2013: PC discussion on schedule, K2035 themes, neighborhood plan issues and growth alternatives**
- **January 2014: Vision Statement and Framework Goals discussion to PC and Neighborhood Issue meetings. Community Profile completed**
- **February to October 2014: Review of Elements, Totem Lake Plan, Neighborhood Plan issues and code amendments**
- **November 2014: Complete Draft Plan**
- **December: Complete Draft EIS**
- **January 2014: Issue Draft EIS and Draft Plan with 45 day comment period and hearing on Draft Plan and Draft EIS**
- **February 2014 preliminary PC/HCC recommendation on Draft Plan**
- **March 2015: Begin work on Final EIS**
- **May 2015: Issue Final EIS and Final Plan and final PC/HCC recommendation on Draft Plan**
- **June 2015: Council Study sessions**
- **July 2015: Council adoption (*State deadlines is June 30, 2015*)**

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Public Services	Sept-Oct		Oct		
Utilities	Sept-Oct		Oct		
Transportation	Aug-Oct	Oct	Sept-Oct	Sept	
Capital Facilities	Sept-Oct	Oct	Oct 27	Sept	
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✓ **June 2013**

- City Council reviews Land Capacity Analysis
- PC reviews Land Capacity Analysis and Community Outreach Plan

✓ **July 2013**

- PC/PB/TC meet at O.O. Denny Park to discuss Kirkland 2035 plans
- Staff completes plans for visioning program for Sept-Nov
- HCC sees Land Capacity Study and Community Outreach Plan

✓ **August 2013**

- Staff prepares for visioning program in Sept-Oct
- Staff starts work on Community Profile

✓ **September – November 2013**

- Visioning program

✓ **November 2013**

- Visioning program completed
- Staff start review of Comp Plan for needed state GMA changes and assessment of other needed changes based on our Comp Plan file (Teresa)

December 2013

- Summarize main themes from visioning program
- Staff completes draft Community Profile
- Dec 4: TC meeting on transportation visioning themes
- Dec 5: PC reviews draft **Final Capacity Study and Growth Alternative**
- Dec 12: PC reviews schedule, **Vision Statement/Framework Goals, neighborhood plan issues, and EIS growth alternatives**
- Staff prepares draft revisions to Vision Statement and Framework Goals (Teresa/Janice) based on visioning comments
- Staff prepared preliminary issue paper for Land Use Element, land use assumptions and growth alternatives
- Staff prepares preliminary issue papers on Totem Lake Plan (Dorian)
- RFP for EIS
- Staff prepare for Jan-Feb neighborhood issue meetings

January 2014

- Jan 9: PC studies **Community Profile, Vision Statement/Framework Goals** continues discussion on **growth alternatives, Land Use Element and Totem Lake Plan**
- Jan 22: **TC** reviews growth alternative and draft Vision Statement
- Jan 27: **HCC** reviews Final Capacity Analysis and Community Profile, neighborhood plan update process
- Staff prepares issue papers on Economic Development Element (Janice),
- Interviews and select consultants for EIS.

February 2014

- PC completes **draft Vision Statement and Framework Goals and** discusses **Land Use Element**
- **PC and TC joint meeting** on discuss vision statement, land assumptions, growth options, Totem Lake Plan, Land Use Element and general approach to Transportation Master Plan?
- Staff refines land use alternatives

- Neighborhood meetings on **Neighborhood Plan** issues completed
- Staff prepares updates to Land Use Element (Jeremy and Angela)
- Staff prepares issue paper on Natural Environment (David/gone June-July) and Housing/housing needs assessment (Dawn)
- HCC reviews K2035 themes, draft Vision Statement/Framework Goals and growth alternatives
- Park Board reviews K2035 themes and Vision Statement

March 2014

- CC check on draft Vision Statement & Framework Goals
- PC reviews revisions to **Land Use Element and maps**
- PC discusses issue paper on **Economic Development, Natural Environment and Housing Elements**
- PC meets with Park Board on **PROS plan** and reviews edits to Park Plan?
- Staff summarizes neighborhood issues
- Staff prepares issue paper and draft changes to Housing and Community Character, (Dawn and Angela)
- Public outreach on revised Vision Statement and Framework Goals

April 2014

- CC check on PC/TC discussion on growth alternatives and land use assumptions
- PC review updates to **Economic Development, Natural Environment and Housing Elements**
- PC discusses Totem Lake Plan
- PC reviews issues raised at **neighborhood meetings** and provides direction to staff
- Staff prepares issue paper and edits to Park Element (Teresa/Michael) based on PROS Plan
- HCC reviews Land Use Element and growth alternatives

May 2014

- CC check in on neighborhood issues and gives direction to staff
- PC review final updates to **Economic Development, Natural Environment and Housing** and issues with **Park Element**
- PC continues discussion on **Totem Lake Plan**
- PC continues discussion on any changes to **neighborhood plans**
- PC gets update on status of Transportation Master Plan from TC chair
- Staff prepares issue papers on Community Character, Introduction, General Elements Human Services (Angela and Teresa)
- HCC reviews Natural Environment Element

June 2014

- PC reviews issues on **Community Character, Park, Introduction and General Elements and revisions to Park Plan**
- PC gets update on status of **Transportation Master Plan** from TC chair
- Staff prepared issue papers on Human Services, Public Services and Utilities (Teresa and Joan)
- Staff prepared changes to neighborhood plan if applicable
- Staff identifies zoning code amendments relating to draft plan
- HCC reviews updates to Economic Development and Housing

July 2014

- PC reviews revisions to **Introduction and General Elements**
- PC reviews issue paper for **Human Services**
- Staff prepares issue paper on Transportation Element, Public Services and Utilities Element
- Staff prepares revisions to Totem Lake Plan
- Staff work on code amendments
- Park Board reviews Park Element

August 2014

- PC review issue paper on **Transportation Element** (Teresa/David G)
- PC reviews revisions to **Totem Lake Plan**
- PC reviews amendments to **neighborhood plans** if applicable
- PC reviews issue paper for **Public Services and Utilities Elements**
- Staff prepares issue paper on Capital Facilities Plan (Teresa/other dept. staff)
- Staff finalizes neighborhood plan updates if any
- Staff prepares zoning code amendments
- HCC reviews updates to Community Character, Park, Introduction and General Elements.

September 2014

- PC and TC meet on draft **Transportation Master Plan, revisions to Transportation Element and proposed project lists**
- PC discusses issue paper on **Capital Facilities Elements** and revisions to **Public Services and Utilities**
- PC continues discussion on **Totem Lake Plan**
- PC reviews any amendments to the **neighborhood plans and code amendments**
- Consultants begin work on Draft EIS
- HCC reviews updates to Human Services, Public Services and Utilities Elements and preliminary direction on Transportation Element. Neighborhood plan updates and Code amendments if applicable.

October 2014

- PC finalizes **Transportation Element and Capital Facilities Element and Totem Lake Plan**
- PC finalizes any amendments to the **neighborhood plan and code amendments**
- HCC reviews updates to Transportation and Capital Facilities Elements and any final amendments to neighborhood plans and code amendments

November 2014

- CC committees reviews Draft Plan and Totem Lake Plan with detailed summary
- CC check in on Land Use Element, Transportation Element and CFP and Totem Lake Plan
- **Finalize Draft Plan**, maps and code amendments

December 2014

- Draft EIS prepared

January 2015

- Issue Draft EIS and Draft Plan
- 45 day EIS comment period
- On-line survey of Draft Plan

ATTACHMENT 1

- Open house or some forum before hearing
- Joint PC and Eric hearing on Draft Plan/Draft EIS. TC at joint meeting for Transportation Element
- HCC courtesy hearing (or held jointly with PC?)

February 2015

- PC and HCC make preliminary recommendations to City Council on Draft Plan and related code amendments
- CC check in on Draft Plan and code amendments

March 2015

- End of Draft EIS comment period
- Begin work on Final EIS

April 2015

- 60-day notice to Commerce on Draft Plan and code amendments

May 2015

- Issue Final EIS and Final Draft Plan
- PC and HCC consider any needed changes to Draft Plan and code amendments based on the Final EIS and make **final recommendation**

June 2015

- Council study sessions on Draft Plan and code amendments

*July 2015

- Council final adoption of Plan and code amendments
- HCC final approval of Plan and code amendments

May take longer depending on extent of neighborhood plan change and time spent on elements

**Assumes 3 1/2 months to prepare draft EIS and 3 months to issue final EIS*

Existing Kirkland Vision Statement - Short Version

Kirkland is an attractive, vibrant, and inviting place to live, work, and visit. Our lakefront community is a destination for residents, employees and visitors. Kirkland is a community with a small-town feel, retaining its sense of history, while adjusting gracefully to changes in the twenty-first century.

Existing Kirkland Vision Statement – Long Version Summarized

In the year 2022 Kirkland is a delightful place to call home because it is....

- an attractive, vibrant city and an inviting place to live, work and visit
- a lakefront community that provides views, access to the lake and a destination for residents and visitors
- a community with a small town feel, retaining its sense of history as it gracefully changes in the twenty first century
- a place where people are friendly, helpful, ideas are respected and decisions made in a collaborative process
- a population made up of a diversity of income levels, ages, ethnic and education backgrounds.
- committed to creating programs that assist those in need, encourage individual expressions, provide opportunities for all populations and promote healthy lifestyles
- values high quality schools
- strong citizen involvement among neighborhoods, businesses, civic, faith based and school organizations
- accommodates growth and change while preserving historic landmarks, and new development occurs in a manner that is compatible with and respectful of its historic context

- neighborhoods provide
 - safe, stable, well maintained, each has its own character such as single family subdivisions, multifamily developments, waterfront and equestrian oriented, and mixed use urban villages located within commercial areas and walkable to transit hubs
 - a variety of housing types and range of affordability such as single family, multi family, smaller lots, compact developments and accessory housing units

- healthy economy made up of
 - businesses that provide various employment opportunities and high wage jobs

- businesses that choose Kirkland because of our innovative, entrepreneurial spirit and are valued members of the community
- a strong tax base with sustainable revenues that help fund public services
- a broad range of goods and services
- attractive, unique business districts that
 - serve as gathering places and centers of cultural activity
 - include a waterfront Downtown that is vibrant with many community events year round, parks, pedestrian and transit oriented development and a focal point of the city
 - include the Totem Lake Urban Center as an economic and employment center with a range of retail, office, industrial, light manufacturing uses and regional medical center and related services. It is a compact mixed use village with higher intensity residential development and extensive pedestrian and transit oriented amenities, public gathering places and cultural activities
- a transportation system that provides
 - a variety of ways to meet our mobility needs,
 - efficient, convenient vehicular and transit access to all areas of Kirkland and regional centers without overburdening neighborhood streets
 - safe interconnected system of pedestrian, bicycle and other transportation modes
 - streets that are designed for transportation as well as with trees and vegetation to be people friendly and spaces where people socialize
- public services provide
 - excellent police, fire protection, dependable water and sewer service and well maintained public facilities
 - emergency preparedness for natural or mandate disasters is a high propriety and work closely with other jurisdictions on regional issues
 - well maintained parks, playgrounds, play field and indoor and outdoor recreational programs and facilities
- natural environment provides
 - public access to waterfront parks, trails and vistas
 - protects and restores the Lake Washington shoreline and water quality
 - preserves and maintains open space network of wetlands, stream corridors and wooded hillsides.
 - protects habitat for fish and wildlife and serves biological, hydrological and geological functions
 - provides clean water and air

Existing Kirkland Framework Goals - Summarized

FG-1 Maintain and enhance Kirkland's unique character

- Protect and improve qualities that make our neighborhoods and business districts so attractive and contribute to the City's desired character. Such qualities are:
 - small town feel
 - sense of place
 - waterfront orientation
 - public views of water and access along shoreline
 - pedestrian and transit friendly business districts
 - human scale Downtown
 - thriving Totem Lake urban center
 - numerous parks
 - variety of housing types, styles and ages
 - abundant open space
 - historic structures
 - network of bike and pedestrian paths

FG-2 Support a strong sense of community

- Friendly and helpful people
- Network of neighborhood, business, homeowners, civic associations, good schools, and recreational opportunities
- Human services to encourage a stable and health community
- Parks, outdoor markets, community events, neighborhood retail districts foster and opportunity for people to gather

FG-3 Maintain vibrant and stable residential neighborhoods and mixed-use development, with housing for diverse income groups, age groups and lifestyles

- Diversity of housing types, size, style, history and affordability
- Maintain the integrity of existing single family neighborhoods
- Provide moderate and low income housing
- Establish flexible development standards to create housing to meet specific needs
- Mixed-use and transit-oriented neighborhood retail integrated with neighborhoods

FG-4 Promote a strong and diverse economy

- Provide a variety of job opportunities
- Broad range of goods and services
- Strong tax base
- Cultural, recreational, civic activities and beautiful location attract businesses
- Historic lakefront Downtown is pedestrian oriented
- Totem Lake urban center is a vibrant regional retail and employment center

- Business districts in Rose Hill, Juanita, Houghton, Yarrow Bay and Bridle Trails complements the character of the surrounding neighborhoods and natural environment
- Public and private interests must collaborate to create a business climate that allows business retention and recruitment compatible

FG-5 Protect and preserve environmental resources and reduce greenhouse gas emissions to ensure a healthy environment

- Wetlands and streams help flood prevention and maintain water quality and provide wildlife habitats
- Lake Washington shoreline restoration
- Vegetation preservation provides soil stability on hillsides
- Natural resources provide biological, hydrological or geological functions and provide visual relief
- Reduce greenhouse gases
- Prevent global warming

FG-6 Identify, protect and preserve the City's historic resources, and enhance the identity of those areas and neighborhoods in which they exist

- Keep and protect historic resources to contribute to Kirkland's identity and reminder of the past

FG-7 Encourage a sustainable community

- Balance urban growth with resource protection
- Integrate economic, social and environmental concerns in planning for sustainability
- Implement sustainable management practices such as reducing resources to minimize climate change, support a stable and diverse economy
- Provide regulations that require pedestrian-oriented and compact development in our neighborhoods, protect the quality of the air, water, land and natural resources, encourage multimodal transportation systems
- Provide public education programs that promote solid waste, energy and water conservation
- Maintain city procurement practices that emphasize nontoxic and recycled materials
- Provide public education around green building practices and low impact development (LID) strategies

FG-8 Maintain and enhance Kirkland's strong physical, visual, and perceptual linkages to Lake Washington

- Maintain Lake views

- Waterfront parks provide passive and active recreational activities and environmental protection
- In the Juanita and Yarrow Bay business districts pursue opportunities to increase public access to the lake
- Complete the shoreline trail system and continue to obtain land for waterfront parks where feasible

FG-9 Provide safety and accessibility for those who use alternative modes of transportation within and between neighborhoods, public spaces, and business districts and to regional facilities

- Provide a system for pedestrians, bicycles and alternative modes of transportation that is safe, convenient and designed to provide public spaces where people socialize and connect to the regional pedestrian and bicycle trail systems
- Promotes exercise and clean air

FG-10 Create a transportation system which allows the mobility of people and goods by providing a variety of transportation options

- Reduce dependence on cars
- Promote transit, carpooling, pedestrian, bikes
- Improve street connections
- Encourage mixed use buildings and locate shops close to home to reduce the need to drive and locate
- Design the street system and transit centers with public spaces to encourage socializing

FG-11 Maintain existing park facilities, while seeking opportunities to expand and enhance the current range of facilities and recreational programs

- Parks and recreational programs are a source of community identity and pride
- Kirkland is known for its extensive and diverse system of lakefront parks
- In planning for the future of parks seek city-school park partnerships for future and funding sources through grants, tax levies and impact fees

FG-12 Ensure public safety

- Police and fire protection are essential to quality of life in Kirkland
- Plan for emergency preparedness and coordinate with local hospitals, schools, communication systems and other jurisdictions

FG-13 Maintain existing adopted levels of service for important public facilities

- Where possible improve transportation, police, fire, water supply, sanitary sewer and surface water control facilities and services above the minimum adopted levels of service to preserve our quality of life and the environment

- Explore additional ways to fund such services through grants, property tax levies and/or impact fees

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

- Use land efficiently
- Ensure growth is accommodated in a manner that complements rather than detracts from Kirkland's unique character while being 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

- Interlocal cooperation is necessary to solve regional challenges such as transportation, affordable housing, employment, climate change and natural resource management.

FG-16 Promote active citizen involvement and outreach education in development decisions and planning for Kirkland's future

- Encourage community involvement from all sectors of the City in the preparation and amendment of plans and implementing actions

FG-17 Establish development regulations that are fair and predictable

- In achieving the desired future for Kirkland regulations must fairly balance public interests with private property rights.
- Regulations should:
 - be clearly written to assure predictable results
 - fair and cost effective
 - administered expeditiously

**Economic Development Office
Request for Qualifications
Light Industrial and Commercial Zoning Study
November 3, 2013**

The City of Kirkland Economic Development Office seeks a qualified consultant to respond to several questions we have identified below to help the City prepare comprehensive plan policy options for several areas zoned light industrial (LIT) and commercial.

I. BACKGROUND

The City of Kirkland is engaged in the update of its Comprehensive Plan, "Kirkland 2035," and in this regard is reviewing current land use, transportation and economic development policies that govern various business districts and zones in Kirkland. Many of the zones in question have not been reviewed for 5-10 years, while the market for the uses they allow may have changed substantially, new developments that might suggest other uses for these zones (such as the Cross Kirkland Corridor) may have taken place, and the economic development vision and other aspirations of the City also may have evolved since the time of their adoption. The areas in question include several zones currently zoned light industrial and another, the PARMAC district in the southwest quadrant of Totem Lake, where zoning to encourage primarily high tech office had been applied. Planning and Economic Development staff are seeking responses to the following questions to offer policy options to the City Council regarding the zoning of these areas.

II. SCOPE

(Refer to Attachment A, Map of Study area)

Area 1 – 6th Street LIT (east and west of CKC):

- Do we expect office to redevelop in manufacturing spaces? If we make no changes, will office be the use we will see? Is this a trend?
- Does the City's acquisition of the Cross Kirkland Corridor (CKC) make a difference in the types of uses and future of this area?
- Has the presence of Google changed future development patterns here?
- Are there any barriers in the zoning that might prevent more Googles or additional office from locating here?
- Do we need to restrict manufacturing if we want to see more office development?

Area 2 – Parmac (TL 10B-TL 10E):

- Does the City's acquisition of the CKC make a difference to the types of uses and future of this area? Will it spur redevelopment?
- Why has there not been more redevelopment here, despite generous zoning?
- What can be done in the short term here that will not preclude grander (more intense) long-term redevelopment?
- Should free-standing restaurants and similar uses (brewpubs, etc.) be allowed? Should these uses be allowed only in existing buildings to preserve vacant/under-developed parcels for more intensive redevelopment?
- Review zoning standards for nonconforming re-use of structures. Are there additional uses that should be restricted (either not allowed or restricted in expansions)?

- Is the poor transit service in this area a deterrent to redevelopment?
- What public investments might encourage redevelopment here?

Area 4 – TL 7 and TL 9A (see map)

- NE 124th Street (south of CKC)
- TL 7 – east of 132nd Place NE and north of CKC
- TL 9A

- What types of uses are in the “subareas” of TL 7 (Study Areas 4a and 4b) and in TL 9A (Study Area 4c)? An inventory (with map) of the specific types of manufacturing, industrial and car-related uses is needed.
- What measures could be considered to provide additional support for auto dealers?
-Should TL9A and other sites with frontage on 124th or 132nd be allowed to sell cars?
- Does the City’s acquisition of the corridor make a difference to the types of uses and future of this area? Should residential use be allowed south of the lake, adjacent to the corridor (western portion of Study Area 4a)? Should any other uses be considered or restricted in this area to support the vision for Totem Lake Park and the corridor?
- For area 4b, what zoning changes or incentives might be considered if we want high tech or aerospace? Or should the market be allowed to take its course, which could result in more auto uses?

Additional study tasks:

- Evaluate conclusions and recommendations from TDR study – what do these say about the light industrial areas in Totem Lake?

III. CONTRACT

Consultant and the City will execute a standard City of Kirkland Professional Services Agreement (Attachment B) for November, 2013 – December, 2013.

IV. BUDGET

\$15,000 - \$20,000

V. TIMELINE

- Proposals must be submitted by COB, Wednesday, November 13, 2013.
- Interviews (by phone or in person) will be held the following week.
- Contract will be awarded no later than November 20, 2013
- Two meetings to review draft responses to questions are required; 1 meeting with Planning/Economic Development staff, and the second with Planning & Economic Development Committee of the City Council December 9, 2013 (may need to be rescheduled)
- Final Report due December 20, 2013

VI. SUBMISSION REQUIREMENTS

Please include with each submission:

- Qualifications
- Examples of relevant projects
- Timeline/Task outline for accomplishing work
- References

VII. SELECTION CRITERIA

Selection criteria may include, but not be limited to, the following:

- The City of Kirkland reserves the right to accept the proposal it considers most qualified and serves in the City's best interest.
- Successful, demonstrated experience in real estate, finance and land use policy
- Approach to completing the required tasks.
- Organization/communication skills.

VIII. QUESTIONS

Questions regarding the scope of work may be directed to Ellen Miller-Wolfe, Economic Development Manager emwolfe@kirklandwa.gov or Dorian Collins, Senior Planner dcollins@kirklandwa.gov .

Addendum to Scope for Light Industrial Study

First, the City is interested in a brief overview of all of the industry groups in the study areas, where they are trending and how that might impact Kirkland and its economic development policy going forward. Second, the City continues to want specific tactical options about the areas in question. In the case of specific areas, we would like to understand how trends will impact the areas if the market is unfettered, other options the City Council might prefer, and what it would take to attract those desired businesses.

We would like the consultants to:

- 1) Prepare a white paper by January 6, 2014 that responds to the above, and
 - a. Provides responses to the questions posed in the RFQ, dated November 3, 2013, related to:
 - i. The Cross Kirkland Corridor
 - ii. Transitional/non-conforming uses
 - iii. Conclusions and recommendations from TDR study
 - b. Provides a decision tree approach to direction for future land use and economic development policies for these areas that might be as follows:
 1. Is the City interested in retaining industrial uses in any or all of the three areas identified (see maps)?
 2. If so why? What is the benefit?
 3. Given the regional trends and the local market for these industry groups, what would the City need to do to attract more of these uses in each of the areas identified?

Or....

 1. Does the City want to attract more high tech to the areas in proximity to Google? In the Parmac area?
 2. If so, why? What is the benefit?
 3. What would the City need to do to attract more of these uses at these locations?
 - a. Would the City need to make manufacturing less attractive? If so, how might that be implemented.
 - b. Would the area need to provide amenities typically sought by these groups? If so, what steps could the City take to provide, require or encourage others to provide these amenities?
- 2) At their meeting on January 13, 2014, lead the Planning & Economic Development Committee of the City Council through a 'decision tree' exercise using the background information gathered for Task 1.b.



