



**CITY OF KIRKLAND**  
Planning and Community Development Department  
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225  
www.kirklandwa.gov

---

## **MEMORANDUM**

**To:** Planning Commission

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

**Date:** August 2, 2012

**Subject:** Houghton/Everest Neighborhood Center Amendments  
File No. CAM12-00639

### **RECOMMENDATION**

Review and discuss Houghton/Everest Neighborhood Center amendments.

### **BACKGROUND DISCUSSION**

The City Council directed staff and the Planning Commission to complete work on the Houghton/Everest Neighborhood Center as part of the 2012 Work Program. The policy work for the Central Houghton portion has already been included in the Central Houghton Neighborhood Plan. Now staff will do policy work for the Everest Neighborhood and prepare new planned area zoning regulations for the Neighborhood Center.

### **STUDY AREA**

The approximate boundaries for the Houghton/Everest Neighborhood Center are shown in the Comprehensive Plan on a map in the Central Houghton Neighborhood Plan. The Planning Commission gave staff direction on which properties to include in the current study at the July 19 Planning Commission meeting (see Attachment 1). A discussion of each section of the study area is included below.

### **STUDY AREA TOPICS FOR DISCUSSION**

The following is a discussion of each study area including suggested Comprehensive Plan and Zoning amendments. Staff would like direction from the Planning Commission on the potential amendments for the study areas.

### **Area #1: Houghton Center**



- Presently zoned commercial (BC)

#### *New Central Houghton Neighborhood Plan includes:*

- Pedestrian-oriented, mixed use development.
- Master Plan including gathering spaces for the community.
- Transportation improvements around and through the site.
- Building heights stepping up to 5 stories with design guidelines.

#### *Staff suggestions and questions:*

- Provide height incentives up to five stories for master planned, mixed use development of minimum size (equal to at least the size of Houghton Village for example).
- Require minimum floor area ratio for ground floor retail.
- Require design review with guidelines addressing vehicle/pedestrian connections, street orientation, building modulation, and a parking plan.

### **Area #2: Waddell Multi-Family Residential Properties**



- Presently zoned multifamily residential (RM 3.6)
- New Central Houghton Neighborhood Plan says that this area should be designated for higher intensity use (higher density residential). Height is not mentioned.
- This area is adjacent to the Cross Kirkland Trail.

Staff suggestions/questions:

- Allow additional height up to 4 stories if affordable housing is included in the development.
- Increase density limit. What density is appropriate for this site?
- Require a connection to the Cross Kirkland Trail.
- Require design review and address adjacency to Cross Kirkland Trail and Houghton Center.
- Allow incidental retail.



**Area #3: Lakeview Office Center**



- In the Everest Neighborhood
- Presently zoned commercial (BC)

Staff suggestions/questions:

- Allow additional height up to 4 stories.
- Require design review and address adjacency to Cross Kirkland Trail and Houghton Village.
- What uses are appropriate for this site (consider poor access from NE 68<sup>th</sup> Street)? Office? Residential? Mixed use?

**Area #4: Houghton Village & Houghton Plaza**



- In the Everest Neighborhood
- Presently zoned commercial (BC)

Staff suggestions/questions:

- Consider using the same zoning regulations as for Area #1 to the south.

**Area #5: Cleaners, 7-11, Etc.**



- In the Everest Neighborhood
- Presently zoned commercial (BC)

Staff suggestions/questions:

- Should additional height be allowed outright to encourage redevelopment?
- Should front yard setback be reduced to bring buildings to the street?
- Require design review that would include policies to:
  - Encourage a gateway feature at this corner.
  - Move access further away from the intersection.
  - Provide a connection to Houghton Plaza to the west.

**Area #6: Vacant Lot**



- In the Everest Neighborhood
- Presently zoned multifamily residential (RM 3.6), but an old lawsuit decision allows first development on the site to be regulated by commercial (BC) zoning requirements.
- There is a stream across the property (see Attachment 2).

Staff suggestions/questions:

- Should this property be rezoned to encourage uses other than commercial development?
- Should zoning encourage this property to be developed in combination with adjacent property to allow more flexibility and protect the stream?

**Area #7: Gas Station**



- In the Central Houghton Neighborhood
- Presently zoned commercial (BC)

**Staff suggestions/questions:**

- Should mixed use be encouraged on this site?
- If so, would need to define upper story density and minimum FAR for retail.
- Should any additional allowances or requirements (design review?) be considered?

**Area #8: Parking Lot**



- In the Central Houghton Neighborhood
- Presently zoned commercial (BC)

**Staff suggestions/questions:**

- Should mixed use be encouraged on this site?
- If so, would need to define upper story density and minimum FAR for retail.

- Should any additional allowances or requirements (design review?) be considered?

### **Area #9: Office Building**



- In the Central Houghton Neighborhood
- Presently zoned commercial (BC)
- Larger site (light brown & light red on map) contains a Northwest University office building.
- Majority of the site (light brown) is zoned Professional Office Residential (PR 3.6).

### **Staff suggestions/questions:**

- Rezone smaller section of the site (light red) which is BC to be consistent with the majority of the office building site (PR 3.6).
- Do not include this site in the overall review of the neighborhood center.

### **SCHEDULE**

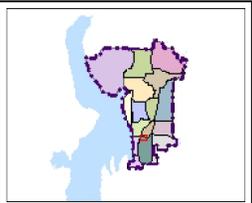
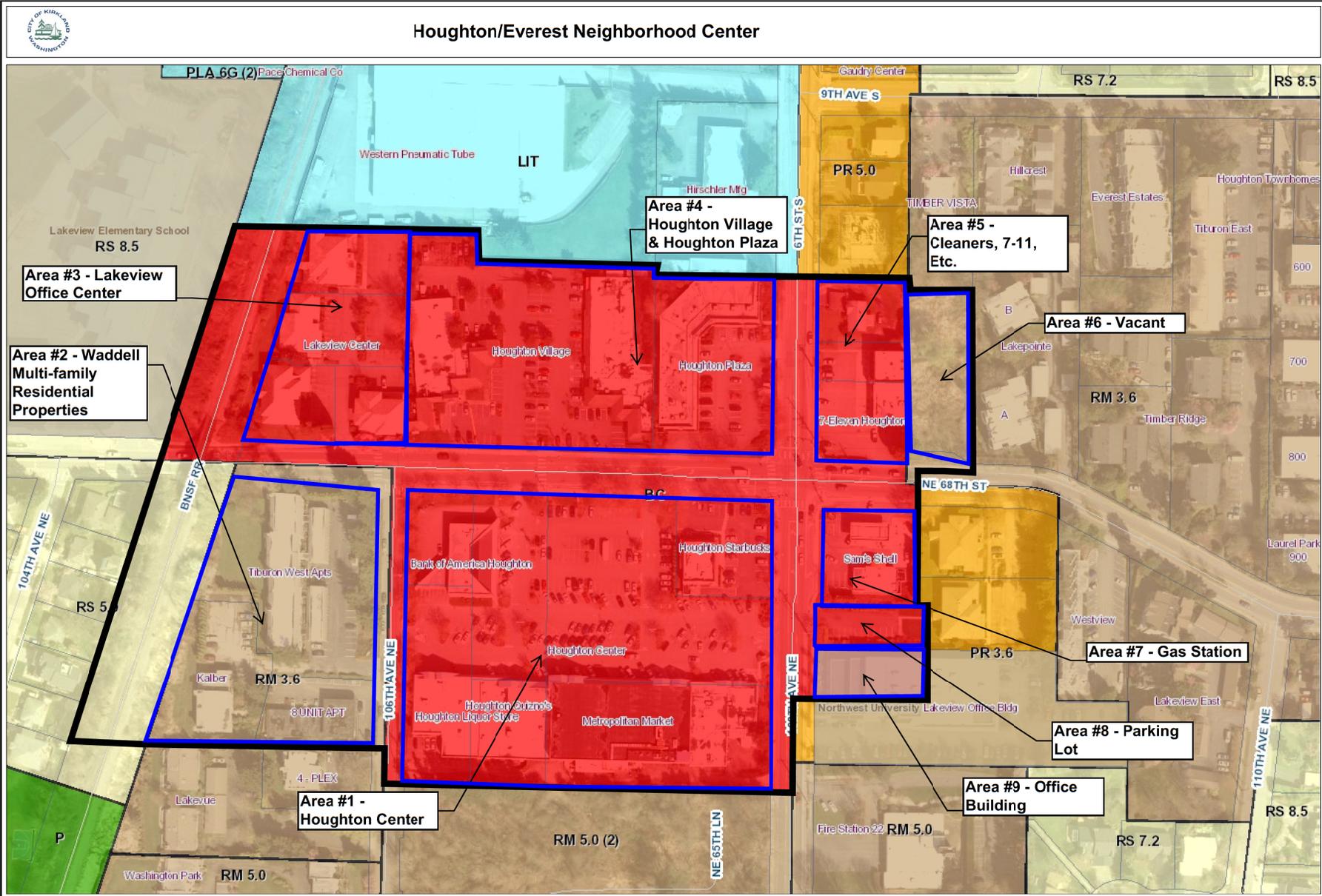
The following is a tentative schedule for the project. Staff will come back to the Planning Commission (PC) on September 13 for a joint study session with the Houghton Community Council (HCC). The HCC will also discuss the project at their August 27 meeting.

- **August 2012** - Complete webpage and get the word out to the public about the project.
- **8/9/12** - PC study session to review policy concepts and potential code amendments.
- **August 2012** - Review traffic impacts of proposed amendments.
- **8/27/12** - HCC study session to review policy concepts and potential code amendments.
- **9/13/12** - PC and HCC joint study session to review draft plan and code amendments.

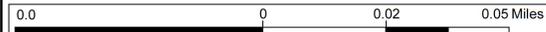
- **Mid-September 2012** – Public Open house (may hold before the joint study session on 9/13).
- **9/24/12** - HCC meeting to review draft plan and code amendments.
- **9/27/12** - PC meeting to review draft plan and code amendments.
- **Late September 2012** - Complete SEPA and CTED 60 day notice.
- **10/11/12** - Joint public hearing with PC and HCC to take public comment.
- **10/22/12** - HCC meeting to deliberate and make recommendation to PC.
- **10/25/12** - PC meeting to deliberate and make recommendation to CC.
- **12/4/12 or 12/18/12** - to CC regular session for adoption.
- **1/28/13** – to HCC for final approval of amendments in area of jurisdiction.

Attachments:

1. Study Area Map
2. Vacant lot aerial photo with stream



- Legend**
- Streets
  - Parcels
  - ComPlace Names
  - Schools
  - Zoning
  - Commercial
  - Industrial
  - Transit Oriented Development
  - Office
  - High Density Residential
  - Medium Density Residential
  - Low Density Residential
  - Institutions
  - Park/Open Space
  - z\_Image09
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet  
 Produced by the City of Kirkland. © 2011 City of Kirkland, Washington, all rights reserved.

No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 1,525

**Notes**





GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



- Legend**
- Trees
    - Group
    - Planting Space
    - Stump
    - Trees
  - Streams
    - Open
    - Pipe
  - Bldg Concern Area
    - Exposure C zone
    - Methane
  - Floodplain
  - Landslide
    - H
    - M
  - Wetlands
  - Sismic
  - Address
  - City Limits
  - QQ Grid
  - Streets
  - Parcels
  - z\_Image09
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3

1: 654

0.0 0 0.01 0.02 Miles

NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet  
 Produced by the City of Kirkland. © 2011 City of Kirkland, Washington, all rights reserved.

No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**  
 Enter Map Description