



CITY OF KIRKLAND

Planning and Community Development Department

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MEMORANDUM

Date: March 5, 2014

To: Planning Commission

From: Dorian Collins, Senior Planner
Paul Stewart, Deputy Director

Subject: Kirkland Industrial Lands Study

I. RECOMMENDATION

Receive a presentation from Chris Fiori and Matt Hoffman of Heartland LLC and provide comments and preliminary direction to staff regarding findings and policy options. Direction from the Planning Commission will be incorporated into draft policies to be prepared for the Land Use Element and Totem Lake Business District Plan.

II. BACKGROUND DISCUSSION

The City of Kirkland retained the firm of Heartland LLC to evaluate land use policies and objectives for the city's four "light industrial" areas, as part of the update of the Comprehensive Plan. Three of the areas are zoned for these uses, while the fourth ("Parmac") is currently developed with these uses, but planned for a transition to office use. Page two of Attachment 1 contains a map which identifies the four study areas.

The scope of the study includes:

- An overview of industry groups and businesses in the study areas and across the region;
- A characterization of industrial lands in the context of Kirkland's overall land portfolio to assess the pros and cons of retaining industrial uses based on the supply and demand for other desirable uses such as office;
- An overview of real estate development and land use patterns in the study areas;
- An explanation about how locational decisions for office uses around the region are made;
- An explanation of the land/value equation that justifies attracting new office uses in the near term;
- A determination of whether the introduction of interim uses or transitional uses would undermine long term land use goals, support initiatives like the CKC, and recommendations of potential approaches to regulations if interim uses are determined to be desirable.

In February, the consultants met with stakeholders to discuss opinions regarding challenges and opportunities to redevelopment in the study areas. The consultants also presented the initial findings from the study to the City Council on March 4th. The presentation is included as Attachment 1. A draft of a “decision tree” is also attached (see Attachment 2), which is intended to help staff and the Commission assess potential alternative approaches for policies and regulations in industrial areas.

The final product to be provided by the consultants will be a “white paper”, which will summarize the study’s findings and incorporate feedback from the stakeholder focus group and City Council meeting. While that paper is not available yet, it will be provided to the Planning Commission before the meeting on March 13th.

III. NEXT STEPS

Staff will use the Industrial Lands study to develop policy options for these industrial areas in the Land Use Element and the Totem Lake Business District Plan. This topic will be discussed at the Planning Commission meeting on March 27th.

Attachments:

1. City Council Presentation (PowerPoint) – March 4, 2014
2. Land Use Decision Tree **(DRAFT)**

City Council Presentation Industrial Zoned Property

March 4, 2014



HEARTLAND

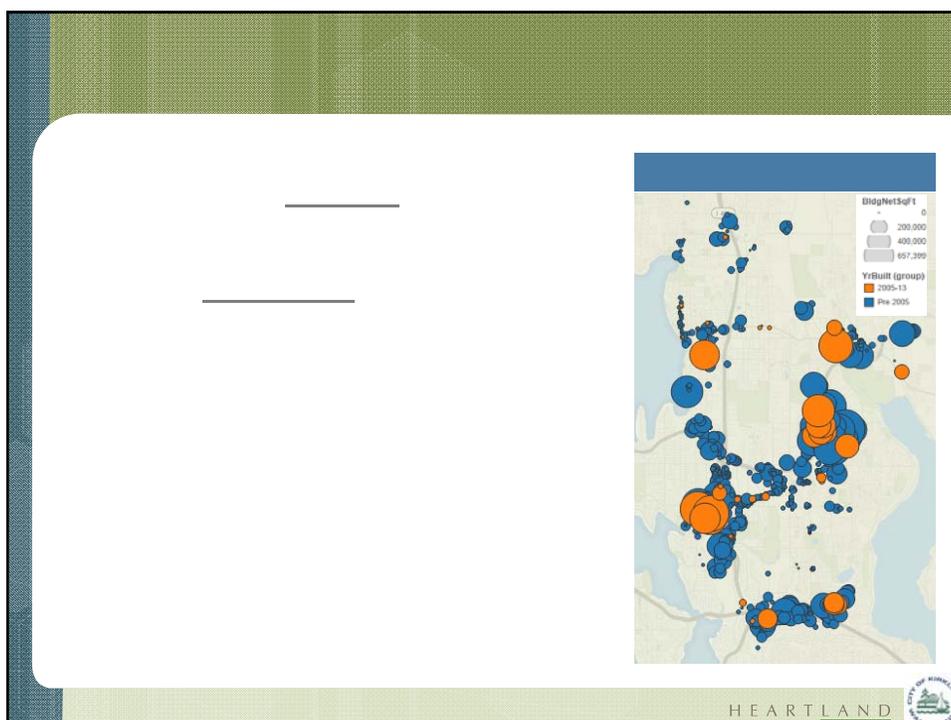
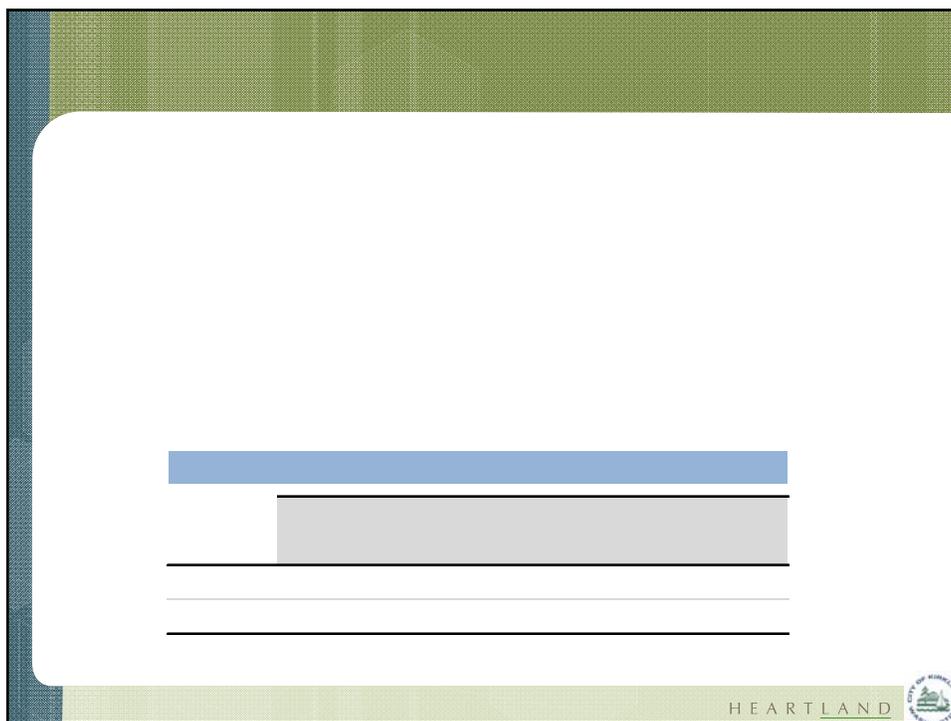
The Study Areas

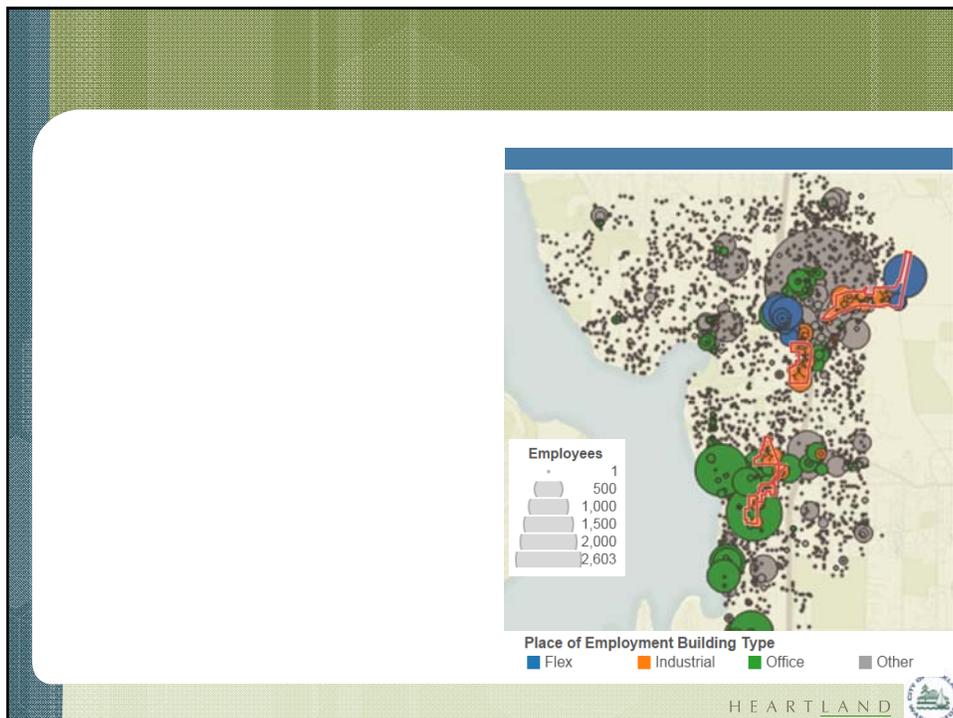
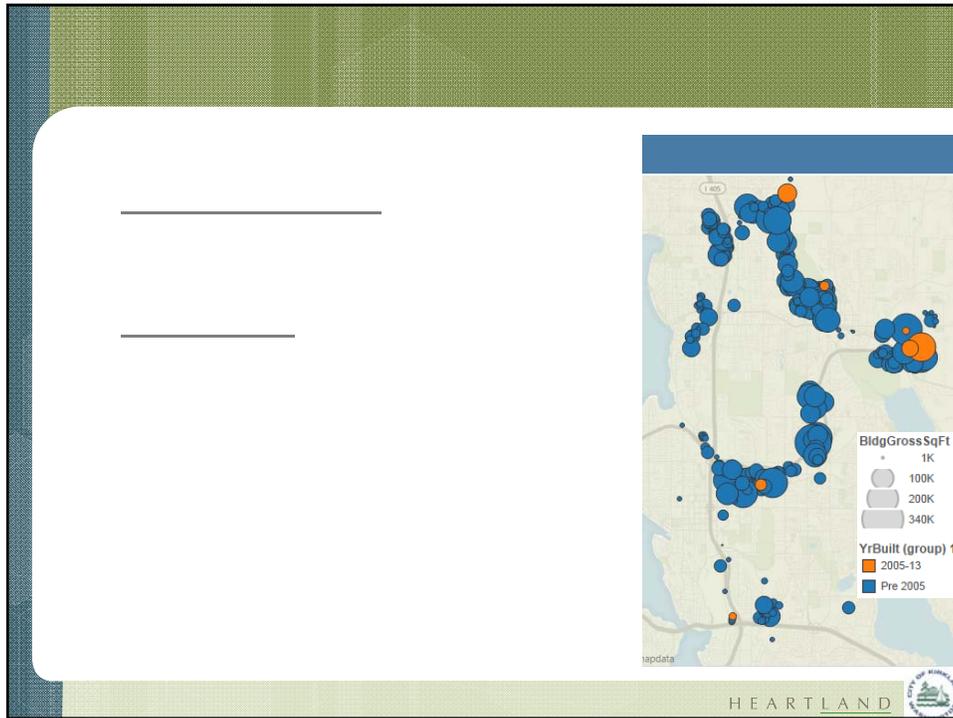
- Four Study Areas
 - 124th Street Corridor
 - ParMac
 - NorKirk
 - 6th Street Corridor
- All generally characterized as industrial but each unique



Introduction

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124th Street Corridor Summary

- What it is
 - Industrial character (79% of BSF industrial)
 - 1,866 employees (5.8% of City)
 - Aerospace, Cars, and Nintendo
 - 9 businesses are 50% of employment
 - Majority are small industrial/service businesses
- Opportunities/Challenges
 - Area identity & integration of Corridor Trail
 - Growing dealership and aerospace presence
 - Building height maximum of 45'



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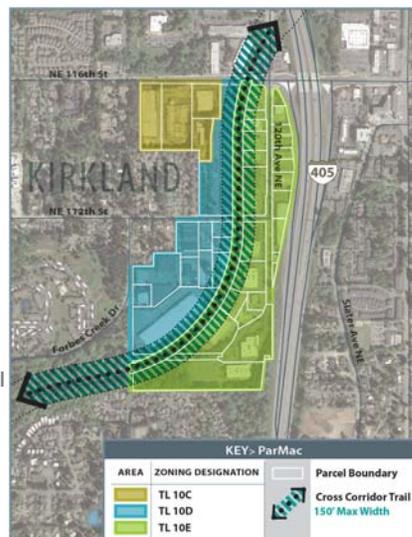
Context

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ParMac Area Summary

- What it is
 - Dominantly industrial in character (93% of BSF industrial)
 - 787 employees (2.5% of City)
 - Wide variety of industrial and fitness uses
 - MedRad the big new business
 - Recreation niche
 - Food and beverage – “the kitchen”
- Opportunities/Challenges
 - Area identity & integration of Corridor Trail
 - Leveraging I-405 visibility and access
 - Building height maximum of 80'
 - Interim uses of industrial buildings
 - Residential allowed in specific areas

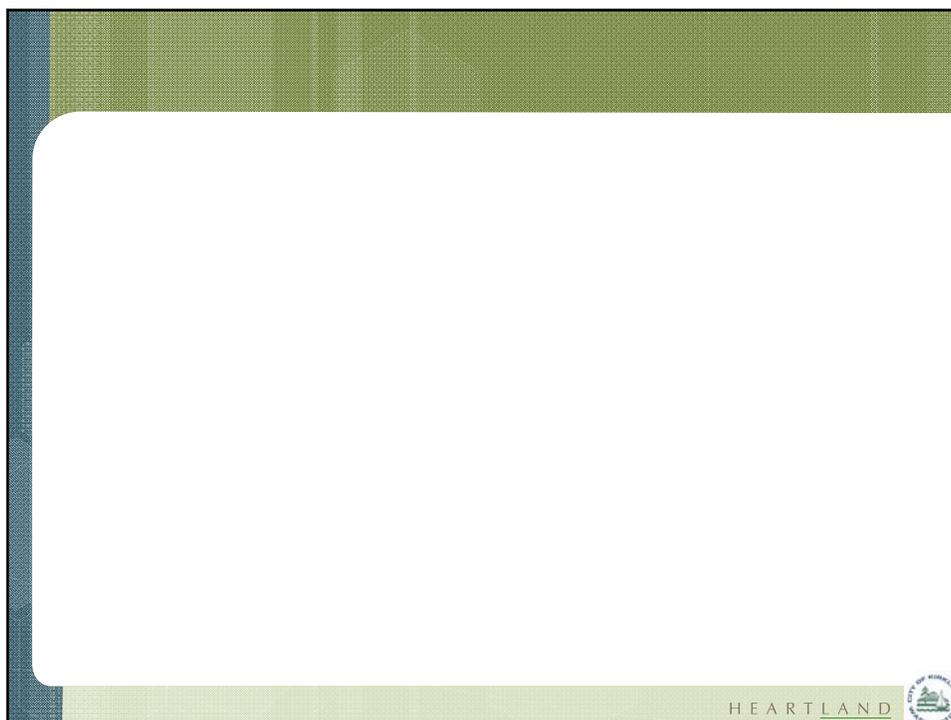
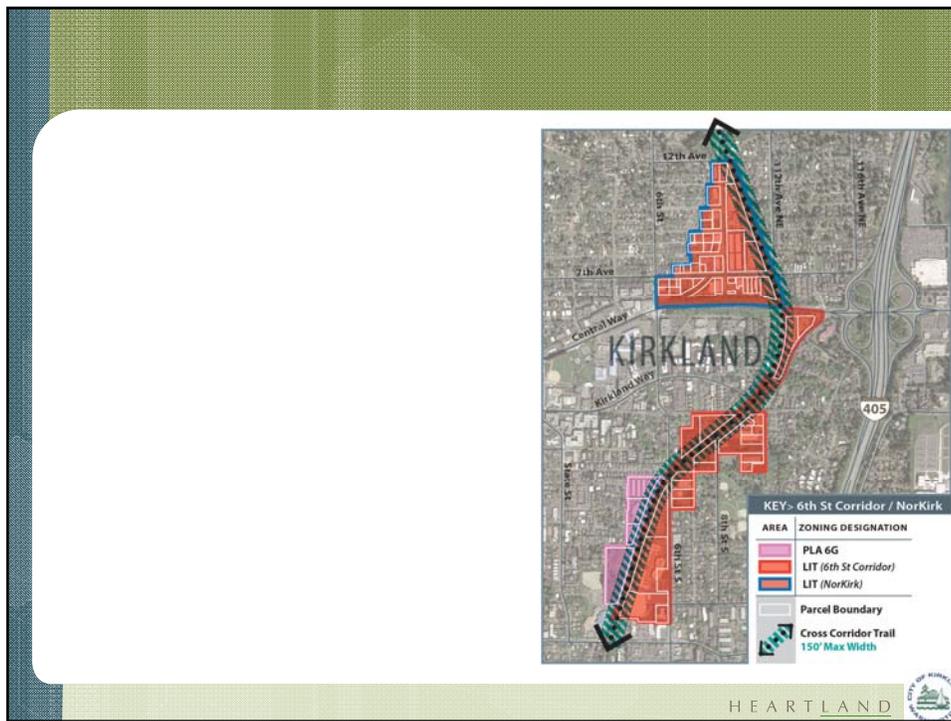


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Context

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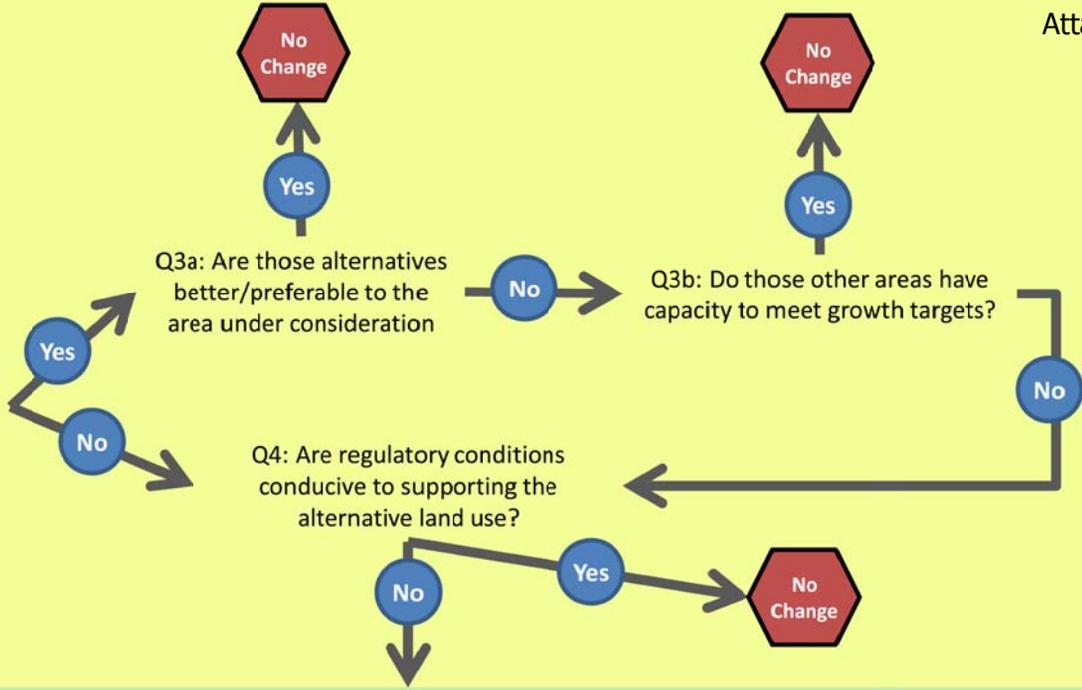


PORTFOLIO CONSIDERATIONS

First consider your study area. Each are different in terms of the underlying land use code, building stock, and business ecology.

Q1: What are the alternative land uses in the study area to be considered for this decision tree? (Office, Industrial, Multifamily)

Q2: Are there suitable locations for this use elsewhere in the city?



IMPLEMENTATION CONSIDERATIONS

Consider Land Use Code Modification Alternatives

No Change

Height, Bulk, and Mass
Q5a: Is the code conducive to market requirements for the desired use?

Yes

No

Consider modifications to code

Other Factors for Consideration

- Existing building stock
- Suitable infrastructure
 - Power
 - Fiber
 - Stormwater
- Traffic impacts & concurrency
- Compatibility with current and future uses

Permitted Uses
Q5b: Do the code's permitted uses achieve policy & fiscal goals?

Yes

No

Consider modifications to code

No Change

PORTFOLIO CONSIDERATIONS

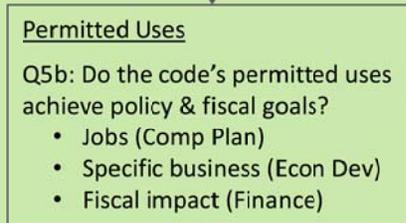
Q4: Are regulatory conditions conducive to the targeted land use?



No

Land Use Code Modification Alternatives

IMPLEMENTATION CONSIDERATIONS



No

Land use modification direction to reach goal

