CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
123 FIFTH AVENUE, KIRKLAND, WA 98033
425.587.3225 - www.kirklandwa.gov

MEMORANDUM

DATE: **June 17, 2013**

To: **Planning Commission**

FROM: **Eric Shields, Planning Director**

SUBJECT: **Development Capacity Analysis**

The Department of Planning and Community Development, along with the Geographic Information Systems Division of the Information Technology Department, recently completed the first draft of a capacity analysis of the City. The analysis is intended to determine whether the City has land with sufficient zoning to accommodate the household and employment growth targets assigned to the City in the King County Countywide Planning Policies. The analysis indicates that we do.

Results of the capacity analysis are found in the following attachments:

1. Table summarizing capacity by neighborhood;
2. Map showing development capacity by neighborhood; and
3. Maps and tables for each neighborhood showing the sites with additional development capacity and the amount of potential development.

The analysis was presented to the City Council at its June 18 meeting.

Why We Evaluate Capacity: Under the Growth Management Act (GMA), cities are required to plan for sufficient new households and employment to meet assigned growth targets within a 20 year planning period. The GMA also requires that jurisdictions monitor growth and evaluate trends to assure adequate land is available to meet targets. Every five years or so, "buildable lands" reports must be prepared. A report for all King County jurisdictions was prepared for the periods 1996-2000 and another in 2001-2005. Due to the recent recession, the state legislature extended the time for the next report. It is now being prepared and will be completed in 2014.

Growth targets for Kirkland for_the years *2006 through 2031* are assigned in the King County Countywide Planning Policies (CPP) as follows:

- Households: + 8570 households
- Employment: + 20,850 jobs

Adjustments to Targets: Kirkland's revised plan will be adopted in either late 2014 or early 2015 and our "target year" will be 2035. Consequently, our targets need to be adjusted to reflect the period 2013-2035. To do so, the CPP targets will be 1) reduced to

reflect growth that occurred from 2006 - 2012; and 2) increased to add four additional years.

Household Target Adjustment City building permit figures indicate that 1581 net new dwelling units were constructed from 2006 – 2012. The CPP household target represents an average annual construction of 343 units, which is 1372 units over four years. The resulting household target for 2013-2035 is:

8570 (2006-31 target) minus 1581 (2006-12 growth) plus 1372 (4 more years) = **8361** new dwelling units.

Employment Target Adjustment Adjusting employment is somewhat more complicated and work is underway to do this. As with households, four additional years of employment growth must be added (834 jobs/year x 4 years = 3336 additional jobs). The more difficult question is how to calculate new jobs added (or lost) from 2006 through 2012).

How the Analysis was Prepared: The capacity analysis was based on instructions prepared in general accordance with a methodology that is used by all King County cities "buildable lands" reports. A copy of the instructions is attached (Attachment 4).

Developable land is divided into two general groups: vacant and redevelopable. As would be expected, there is very little remaining vacant land. The large majority of developable land is classified as redevelopable. Land is considered to be redevelopable when it meets two basic conditions: 1) the amount of existing development on a lot is less than allowed under the current zoning; and 2) there are market conditions suggesting that redevelopment is likely to occur.

For each zone, assumptions were made about the intensity of development that is likely to occur under the existing zoning. The assumptions were based on actual recent development trends. There are also other things that were factored in, such as affordable housing density bonuses, environmentally sensitive areas, rights of way dedications, and vacancies. Also, the overall capacity was reduced by 20% for single family housing and by 10% for all other uses to account for unforeseen market factors.

- For single family zoned land, any lot large enough to be divided into two or more lots is assumed to be redevelopable. In some cases, slopes in excess of 40% were removed from lot area before calculating redevelopment potential.

- Developed multi-family lots were redeveloped only where existing development is less than 75% of the planned density. However, condominiums are assumed to not be redevelopable regardless of existing density, due to logistical issues of getting all homeowners to agree to redevelopment.

- Lots zoned for commercial or industrial use are assumed to be redevelopable only where the assessed value of improvements is less than 50% of the assessed land value. This is an important qualification, since it eliminates many lots which are developed at significantly less than zoned capacity but have a relatively high improvement value or relatively low land value.

For the Totem Lake Urban Center, an alternative methodology was also utilized to capture a fuller development potential under the adopted zoning. The alternative method redeveloped any lot that is now developed with 33% or less of the planned development intensity. Using this alternative method, the capacity of Totem more than doubled. Subsequent to completing this alternative analysis, I received a memo from the King County demographer suggesting use ofa 25% threshold for redevelopability in urban centers such as Totem Lake. Consequently, the analysis will be redone using 25% instead of 33% and this will reduce the number of employees and households accordingly.

- In a few cases where developments have been approved but have not yet been built, the employment and households from the approved plans have been directly inserted.

Results Overall, Kirkland has more than enough capacity to accommodate both jobs and household growth targets, especially considering the development potential allowed under the Totem Lake zoning using the alternative methodology:

Using the 50% improvement value method for all neighborhoods:
- Employment: +20,466 new jobs
- Households: +9,793 new households

Using the alternative Totem Lake methodology:
- Employment: +50,100 new jobs
- Households: +17,100 new households

Not surprisingly, the neighborhoods with the largest capacity for both housing and employment are Totem Lake and Moss Bay. Neighborhoods with relatively low capacity for both employment and housing are: Bridle Trails, Central Houghton, Highlands, and Market.

Attachments:

1. Table of capacity by neighborhood
2. Map of capacity by neighborhood
3. Maps and tables of capacity for individual neighborhoods
4. Capacity instructions

Es:CapacityPC6-13

Citywide Capacity (Draft)

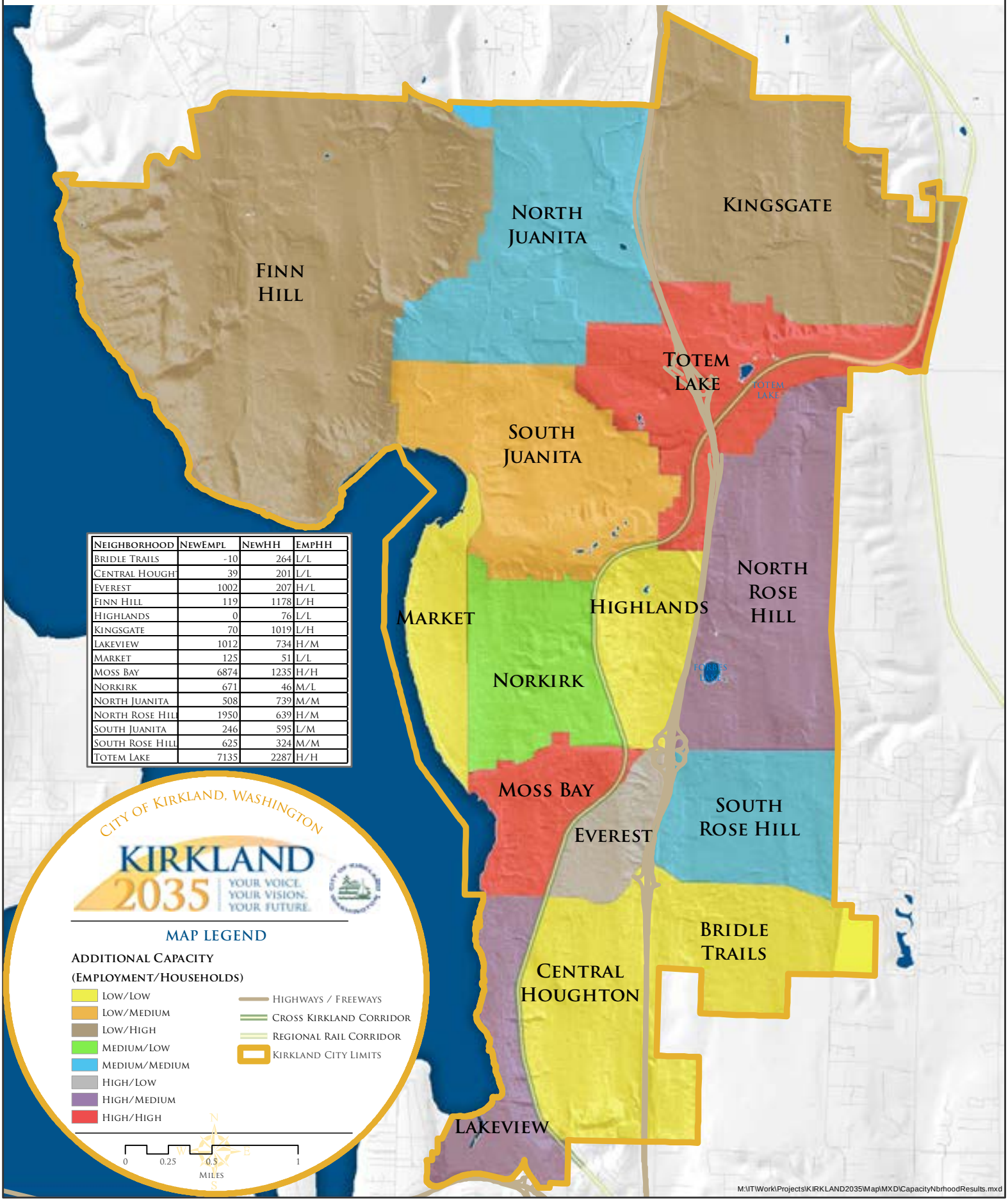
Neighborhoods	COMERCIAL (SqFt)	OFFICE (SqFt)	INDUSTRIAL (SqFt)	RESIDENTIAL SF DU	RESIDENTIAL MF DU	MRKT COM	MRKT PO	MRKT IND	MRKT SF	MRKT MF	New Emp	New HH (SF)	New HH (MF)	New HH (Total)	New Student
Bridle Trails	-5,369	0	0	139	171	-4,832	0	0	111	153	-10	105	145	250	
Central Houghton	14,016	3,907	0	127	108	12,744	3,516	0	103	97	39	98	92	190	252
Everest	36,941	317,859	-136,038	30	213	33,247	286,073	-122,434	23	192	1,002	21	183	204	
Finn Hill	1,963	31,747	0	1,243	110	1,865	29,067	0	1,044	99	119	991	94	1,085	
Highlands	0	0	0	70	20	0	0	0	56	18	0	53	17	70	
Kingsgate	51,240	-6,025	0	543	644	46,116	-5,423	0	452	579	70	429	550	979	
Lakeview	134,673	227,498	0	49	769	121,873	204,748	0	30	727	1,062	28	691	719	
Market	-1,806	35,813	0	24	37	-1,626	32,232	0	18	33	125	17	31	48	
Moss Bay	295,084	1,606,037	-28,532	-1	1,446	296,024	1,581,446	-25,679	0	1,300	6,874	0	1,235	1,235	
Norkirk	-11,026	202,305	-24,061	82	-27	-9,923	182,075	-21,655	66	-25	671	62	-24	38	
North Juanita	41,536	124,939	-10,628	190	674	37,382	112,445	-9,565	155	605	508	147	575	722	
North Rose Hill	32,274	546,333	-48,740	337	389	29,047	491,700	-43,866	272	349	1,950	258	332	590	465
South Juanita	-10,782	73,740	0	267	408	-9,704	66,366	0	217	386	246	206	366	572	
South Rose Hill	463	173,655	0	209	170	417	156,289	0	167	153	625	158	146	304	
Totem Lake	577,589	1,678,743	-40,122	0	3,221	551,782	1,534,585	-33,464	0	2,934	7,185	0	2,787	2,787	
Total											**20,466**	2,573	7,220	**9,793**	**717**
Totem Lake (Alt)*	839,083	10,217,553	-1,045,812	0	11,738	786,641	9,219,514	-938,585	0	10,599	36,855	0	10,069	10,069	
Total (Alt)											**50,136**	2,573	14,502	**17,075**	**717**

*In consideration of Totem Lake's designation as an Urban Center, in this alternative version, TLBD parcels are classified as redevelopable if the amount of existing development is less than 33% of the maximum permitted development.

Draft

CITY OF KIRKLAND DEVELOPMENT CAPACITY

ADDITIONAL CAPACITY BY NEIGHBORHOOD



Neighborhood	NewEmpl	NewHH	EmpHH
Bridle Trails	-10	264	L/L
Central Hough	39	201	L/L
Everest	1002	207	H/L
Finn Hill	119	1178	L/H
Highlands	0	76	L/L
Kingsgate	70	1019	L/H
Lakeview	1012	734	H/M
Market	125	51	L/L
Moss Bay	6874	1235	H/H
Norkirk	671	46	M/L
North Juanita	508	739	M/M
North Rose Hill	1950	639	H/M
South Juanita	246	595	L/M
South Rose Hill	625	324	M/M
Totem Lake	7135	2287	H/H

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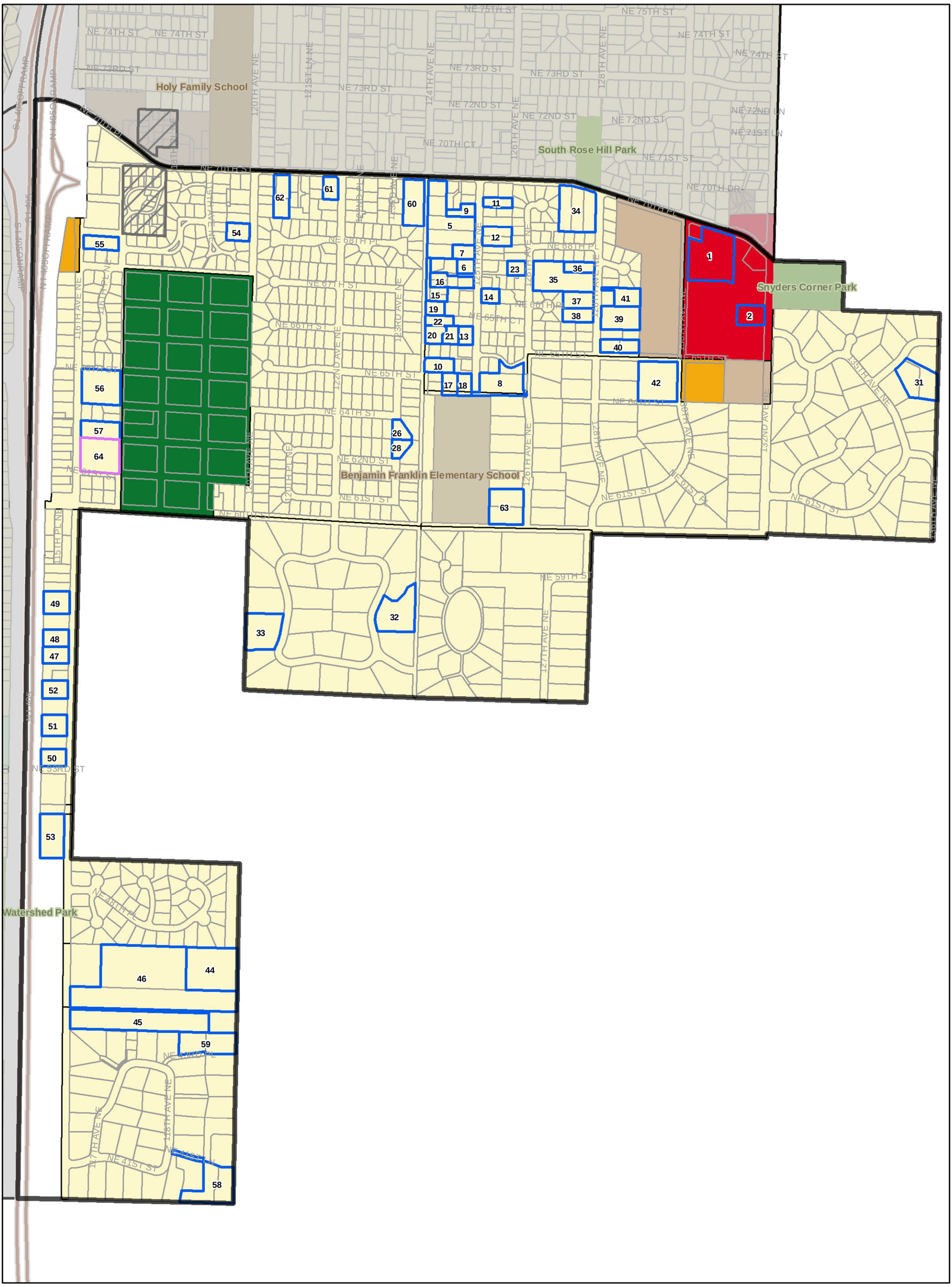

In all commercial, industrial and office zones except the Totem Lake Business District (TLBD), parcels with existing development will be classified as redevelopable if the assessed value of existing improvements is less than 50% of the assessed land value. Others will be classified as fully developed.

Bridle Trails Capacity Analysis ***Draft***

Legend

- Redevelopable Parcels
- Vacant Parcels
- PUD
- Special Cases
- Other Neighborhoods
- Commercial
- Industrial
- Light Manufacturing Park
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- Parks
- Schools

N W E S

0 350 700 1,400 Feet

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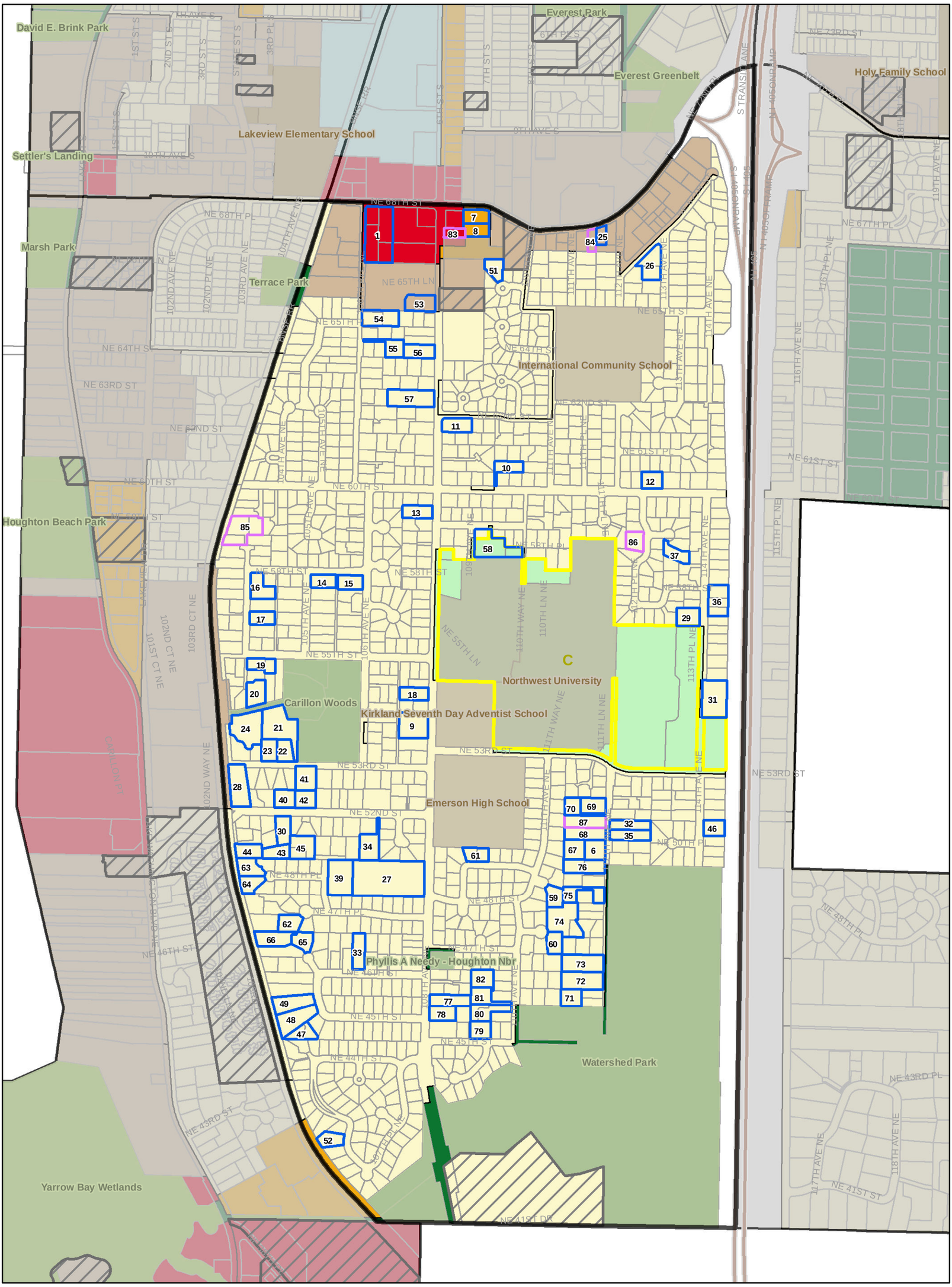
David E. Brink Park
Everest Park
Everest Greenbelt
Holy Family School
Lakeview Elementary School
Settler's Landing
Marsh Park
Terrace Park
International Community School
Houghton Beach Park
Northwest University
Carillon Woods
Kirkland Seventh Day Adventist School
Emerson High School
Phyllis A Needy - Houghton Nbr
Watershed Park
Yarrow Bay Wetlands
NE 68TH ST
NE 65TH LN
NE 64TH ST
NE 63RD ST
NE 62ND ST
NE 60TH ST
NE 58TH ST
NE 55TH ST
NE 53RD ST
NE 52ND ST
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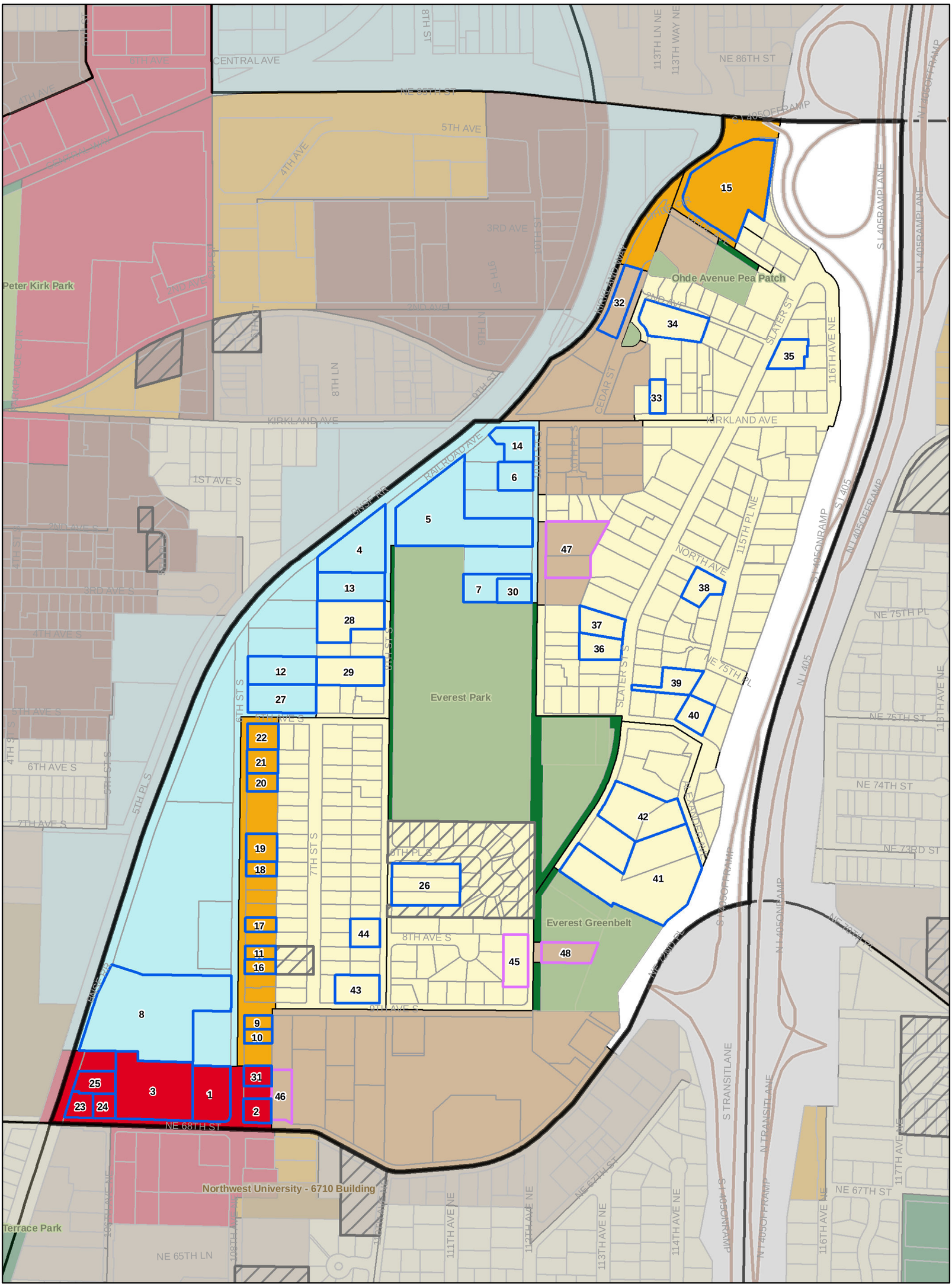

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Everest Capacity Analysis ***Draft***

Legend

- Redevelopable Parcels
- Vacant Parcels
- PUD
- Special Cases
- Other Neighborhoods
- Commercial
- Industrial
- Light Manufacturing Park
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- Parks
- Schools

N W E S

0 200 400 800 Feet

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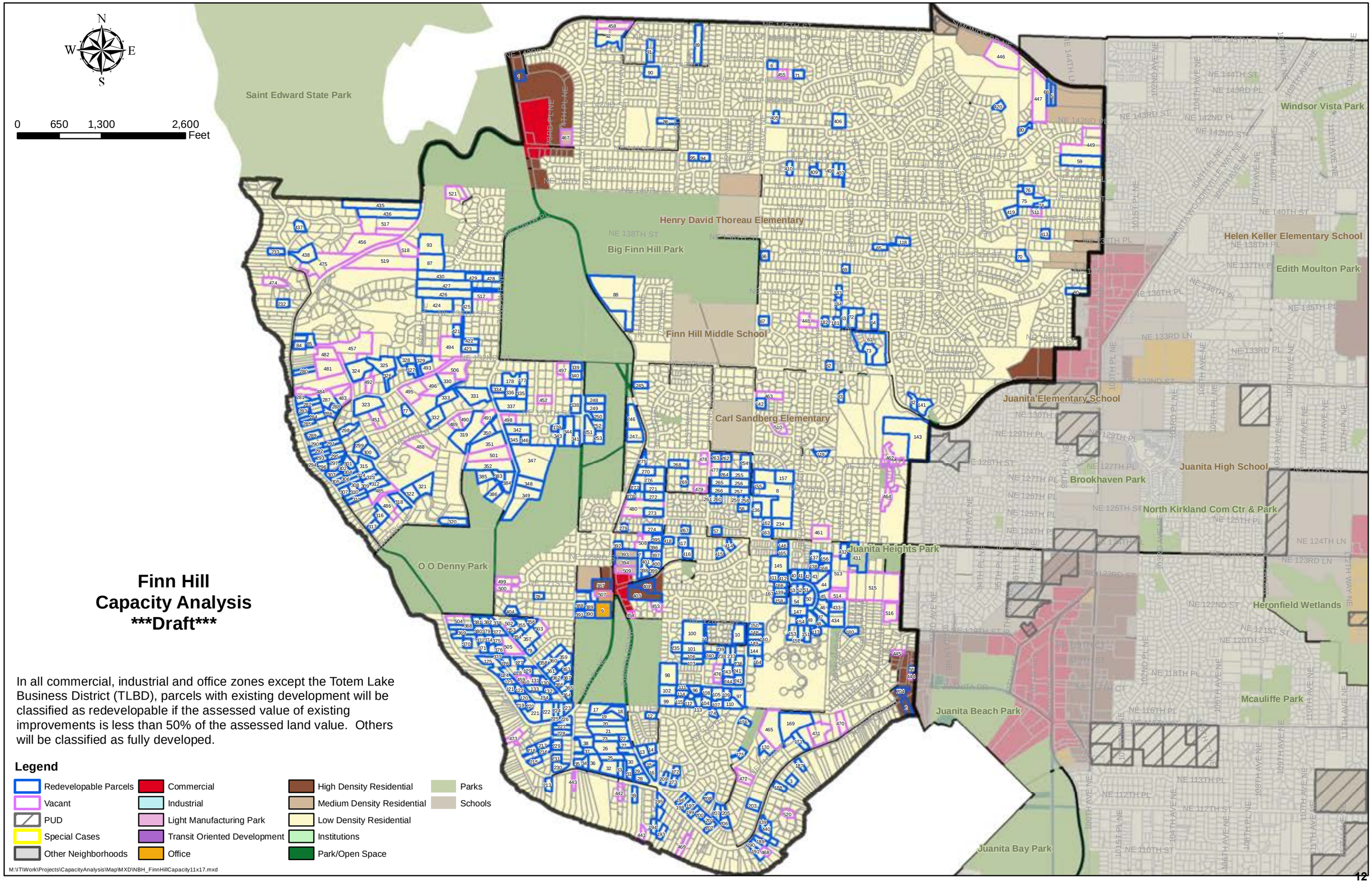

Finn Hill Capacity Analysis ***Draft***

In all commercial, industrial and office zones except the Totem Lake Business District (TLBD), parcels with existing development will be classified as redevelopable if the assessed value of existing improvements is less than 50% of the assessed land value. Others will be classified as fully developed.

Legend

- Redevelopable Parcels
- Vacant
- PUD
- Special Cases
- Other Neighborhoods
- Commercial
- Industrial
- Light Manufacturing Park
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- Parks
- Schools

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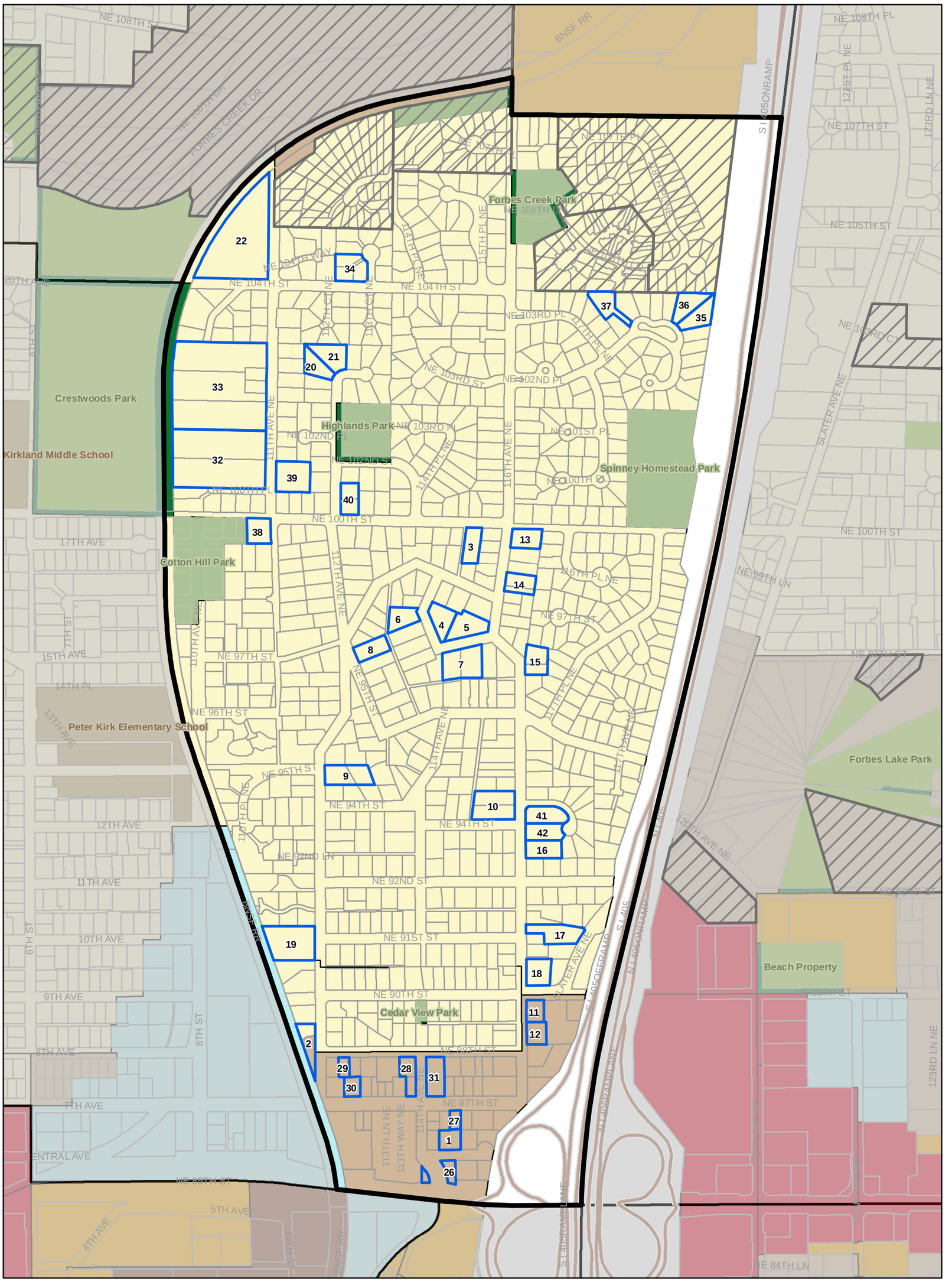

In all commercial, industrial and office zones except the Totem Lake Business District (TLBD), parcels with existing development will be classified as redevelopable if the assessed value of existing improvements is less than 50% of the assessed land value. Others will be classified as fully developed.

Highlands Capacity Analysis ***Draft***

Legend

- Redevelopable Parcels
- Vacant Parcels
- PUD
- Special Cases
- Other Neighborhoods
- Commercial
- Industrial
- Light Manufacturing Park
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- Parks
- Schools

N W E S

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Kingsgate Capacity Analysis ***Draft***

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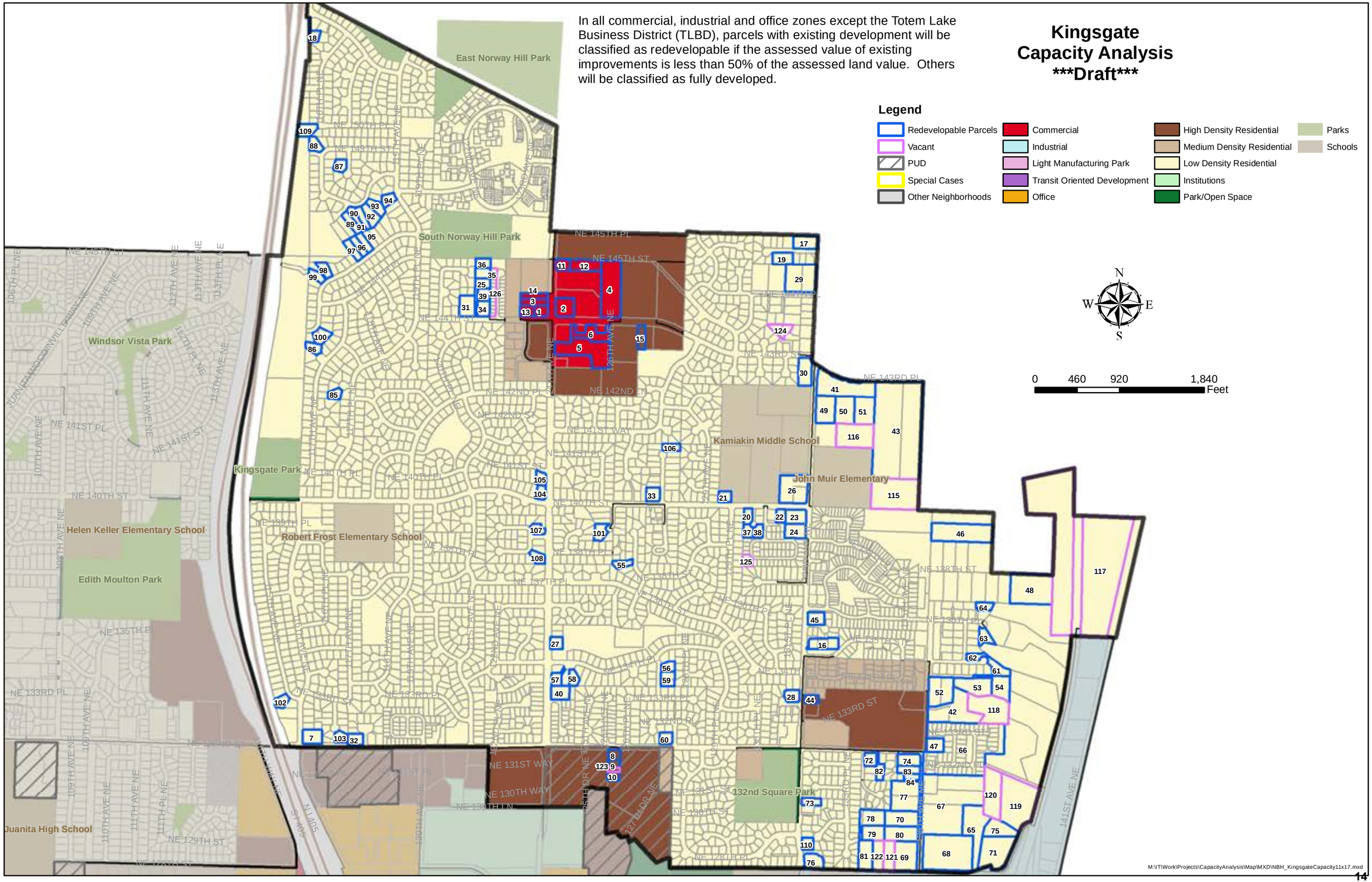
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Vacant
PUD
Special Cases
Other Neighborhoods
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Industrial
Light Manufacturing Park
Transit Oriented Development
Office
High Density Residential
Medium Density Residential
Low Density Residential
Institutions
Park/Open Space
Parks
Schools
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Feet
East Norway Hill Park
South Norway Hill Park
Windsor Vista Park
Kingsgate Park
Kamiakin Middle School
John Muir Elementary
Helen Keller Elementary School
Robert Frost Elementary School
Edith Moulton Park
132nd Square Park
Juanita High School
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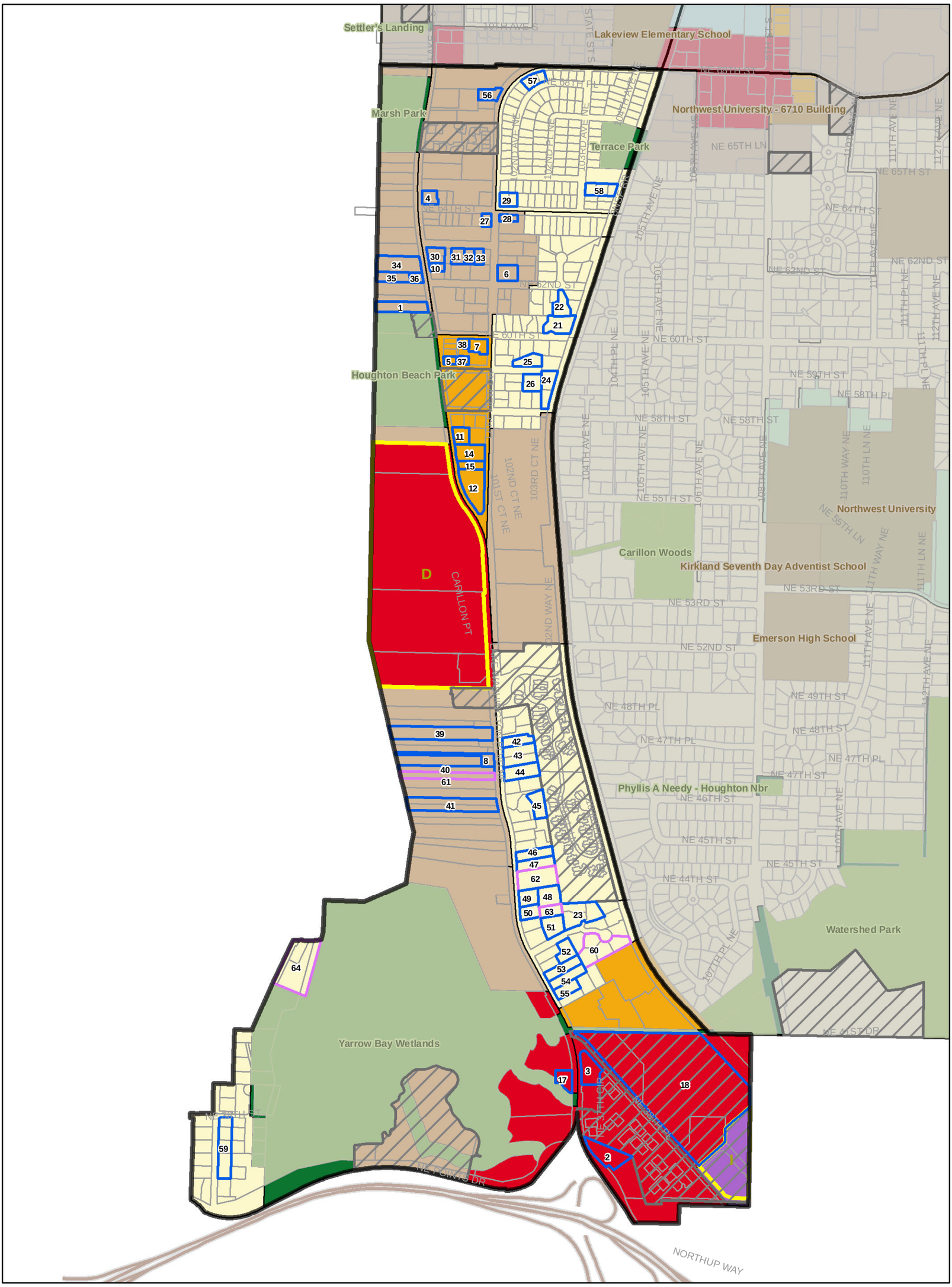

In all commercial, industrial and office zones except the Totem Lake Business District (TLBD), parcels with existing development will be classified as redevelopable if the assessed value of existing improvements is less than 50% of the assessed land value. Others will be classified as fully developed.

Lakeview Capacity Analysis ***Draft***

Legend

- Redevelopable Parcels
- Vacant Parcels
- PUD
- Special Cases
- Other Neighborhoods
- Commercial
- Industrial
- Light Manufacturing Park
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- Parks
- Schools

N W E S

0 350 700 1,400 Feet

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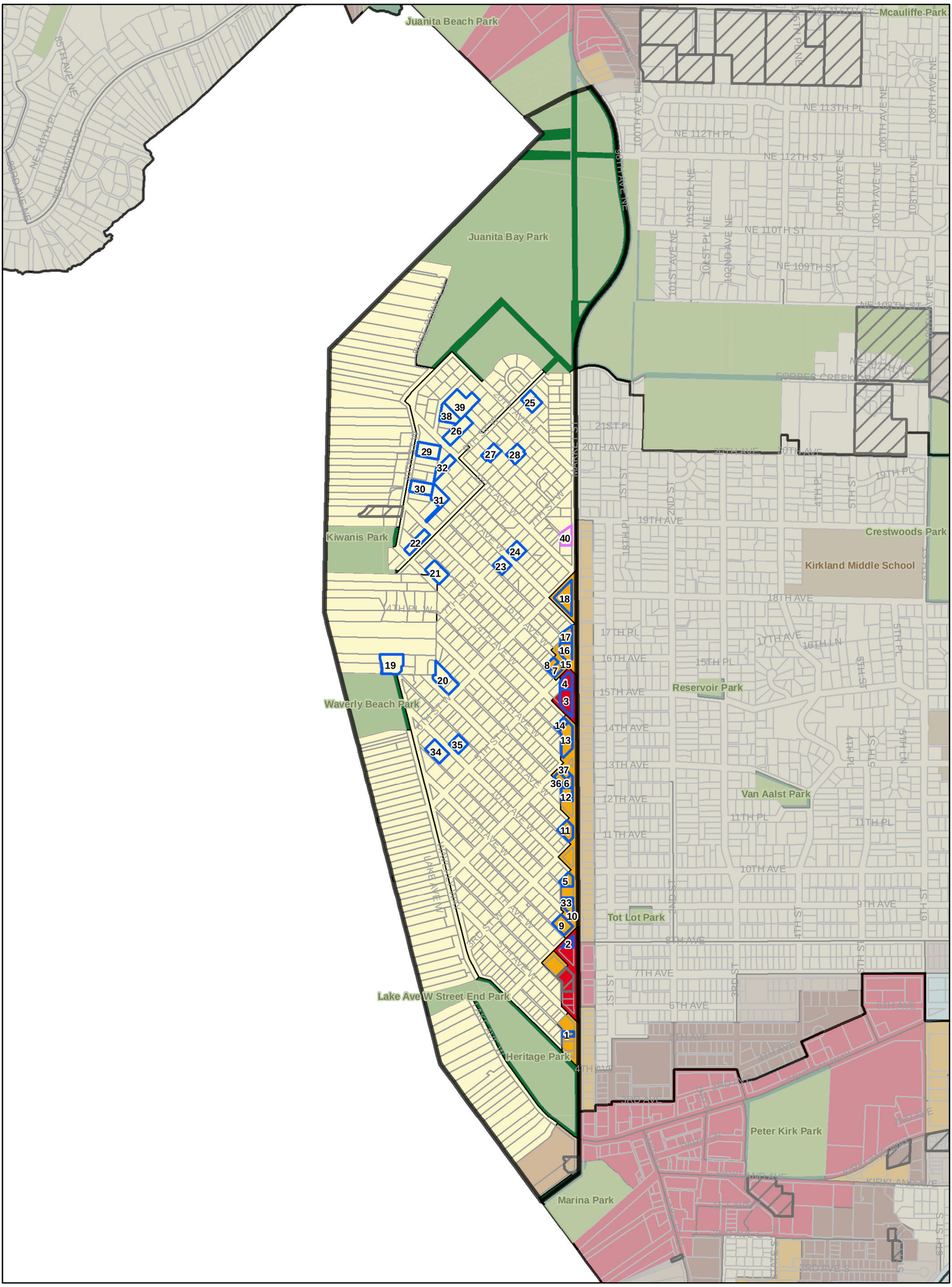

In all commercial, industrial and office zones except the Totem Lake Business District (TLBD), parcels with existing development will be classified as redevelopable if the assessed value of existing improvements is less than 50% of the assessed land value. Others will be classified as fully developed.

Market Capacity Analysis ***Draft***

Legend

- Redevelopable Parcels
- Vacant Parcels
- PUD
- Special Cases
- Other Neighborhoods
- Commercial
- Industrial
- Light Manufacturing Park
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- Parks
- Schools

N W E S

0 400 800 1,600 Feet

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