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MEMORANDUM

Date: **March 20, 2015**

To: **Planning Commission**

From: **Joan Lieberman-Brill, AICP, Senior Planner**
Paul Stewart, AICP, Deputy Director
Eric Shields, AICP, Director

This memo addresses the following Comprehensive Plan Update topic, File No. CAM13-00465, #14

- Norkirk Citizen Amendment Requests

I. RECOMMENDATION

Review staff analysis of the Citizen Amendment Request (CAR) options for amendment. Select a preliminary option for each CAR to be considered further with the Environmental Impact Statement (EIS) and public hearing.

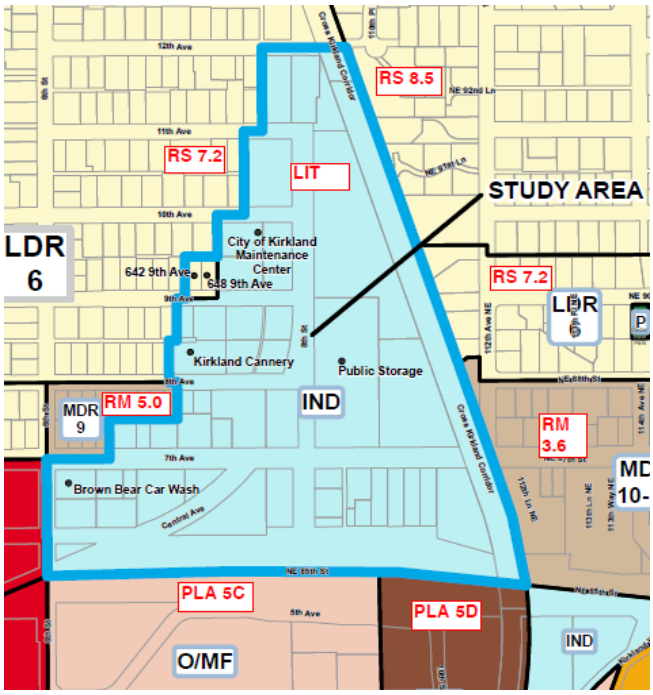
II. REVIEW PROCESS FOR CITIZEN AMENDMENT REQUESTS

The Planning Commission considered over 30 CAR applications on July 10, 2014 and made a recommendation to City Council on which should move forward for additional study. In July, the City Council considered the recommendation and approved the final list, which includes the seven requests evaluated below. In September, the Planning Commission scoped the study areas for the CARs and that study area defines the analysis contained in this memo.

The ongoing review process of the CARs will include one or more study sessions and a public hearing held by the Planning Commission. With completion of their review and the public hearing, the Planning Commission will forward a recommendation to the City Council who will make the final decision on each CAR. It is anticipated that a decision will be made by early fall of 2015. Parallel to the Planning Commission review, an Environmental Impact Statement is being prepared for the Comprehensive Plan Update that will include an analysis of any probable significant impacts relating to each of the CARs.

III. BACKGROUND INFORMATION

1. Overview: There are seven Citizen Amendment Requests (CARs) in the Norkirk Neighborhood. The study area for all CAR's has been expanded to include the entire LIT zone and 642 and 648 9th Avenue. The map below shows the study area outlined in blue, various business locations, and both the land use and zoning classifications surrounding and including the study area. A full size map is Attachment 14 to this memorandum.



2. Summary of CAR Applications and Preliminary Recommendations:

There are a variety of CAR's for this area including:

- Rezoning the area north of 7th Avenue to residential
- Providing a transition zone between industrial and single family uses some distance between zone boundary and 8th St, north of 7th Avenue.
- Expanding the LIT area by two lots on the north side of 9th Ave
- Preserving current zoning but adding residential work loft as allowed use.

Ramola Lewis, representing six of the seven CAR applicants, provided the following shared goal of the residents who submitted the CAR's, excluding the Robert Hendsch submission. (See Attachment 17 for the entire content of the email).

> "The residential area of bordering/adjacent to the LIT zone should be characterized as a low density residential area providing a high quality of life. The area in the future should be effectively separated from the residential zone

by buffer zones. The buffer zones should be aesthetically pleasing providing transition protection between the low density residential area and the businesses. The types of LIT businesses should be compatible with a family - oriented neighborhood, thus limiting businesses that generate a) high volumes of traffic b) parking/storage of trucks, trailers, large machinery on the streets and c) strong odors or noise. Traffic should be regulated to guarantee low volume and low speeds."

The table below describes each of the seven Norkirk CAR's, refers to a map specific to each, notes the issues identified for discussion, and provides a preliminary staff recommendation:

Application and Map Attachment #	Citizen Amendment Request	Discussion Issues	Preliminary Staff Recommendation
Application and Map Attachment 1	**Lynn Booth** **Site: area wide request** Provide buffer between residents on 8th & 9th and LIT zone using apartments or offices (also requested no commercial access on alley, which has been forwarded to Public Works Dept for signage consideration)	Future vision for Norkirk LIT zone Land Use transitions achievable over time Nonconforming landscape buffers Live work lofts Effect on Cannery	**Residential – No Change** Residential uses within the LIT zone, whether limited to a transition area or allowed throughout the LIT zone, would be incompatible with impacts associated with industrial uses (noise, traffic, and odor) and would undermine the viability of the existing industrial and office uses that provide employment and services. **Office - No Change** Office is allowed and existing City policies are to preserve industrial capacity for a full range of industrial and office uses in existing LIT zones that otherwise have limited locations in which to locate. The requirements for landscape buffers, size and height are the same for office and all other permitted uses in the LIT zone, so limiting the uses to office will not change buffer standards. Redevelopment over time would trigger non-conforming buffers to be brought into conformance, regardless of the use. In recognition of noise impacts, a KZC requirement could be added for acoustical studies as a basis for mitigation. Office is a higher traffic generator than other LIT uses

Application and Map Attachment 2	**Chris Dammann** **Site: area wide request** Rezone area west of 8th St and north of 7th Ave from LIT to Residential, except Cannery	Same as above	**No Change** – Same as above
Application and Map Attachment 3	**Susan McCarron** **Site: area wide request** Rezone south of 9th Ave & north and south sides of 8th Ave from LIT to Residential	Same as above	**No Change** – Same as above
Application and Map Attachment 4	**Christy Reichhelm** **Site: area wide request** Rezone south of 9th Ave & north & south sides of 8th Ave, west of 8th St from LIT to Residential (also requested restriction on commercial use of alley between 8th and 9th Avenue, which has been forwarded to Public Works for signage consideration)	Same as above	**No Change** – Same as above
Application and Map Attachment 5	**Xu and Jie Zhou** **Site: area wide request** Rezone Norkirk LIT west of 8th St between 7th & 9th Avenue from LIT to residential	Same as above	**No Change** – Same as above
Application and Map Attachment 6	**Kylie Hansen &** **Kris Vandenberge** **Site: area wide request** Preserve current zoning that excludes residential & retail, but add low-density residential work/ loft as allowed use	Same as above	**No Change** – but if allowed, limit location to parcels abutting residential, and limit to one unit, above the ground floor.
Application and Map Attachment 7	**Robert Hendsch** **Site: 642 9th Ave** Rezone parcel from RS 7.2 (low density residential) to LIT & allow residential work/ lofts	Same as above	**No Change**– would shift impacts west and destabilize otherwise established single family on two sides (north and west.

Note: An additional request was submitted after the official cutoff date (June 20, 2014) for acceptance of CAR applications. The request from Campbell Mathewson, representing the owner of the property and business Paint Sundries Solutions, located at 904 7th Avenue is to allow residential development on properties abutting the Cross Kirkland Corridor (Attachment 15).

3. Existing Land Use Context: The study area (except CAR #7 and adjoining parcel to the east designated low density residential) has a Comprehensive Plan designation of Industrial (IND) and Zoning classification of Light Industrial Technology (LIT). The Comprehensive Plan defines Industrial/Light Industrial as "Uses such as manufacturing, assembly, processing, wholesaling, warehousing, distribution of products and high technology. Light industrial areas may also include office and limited retail uses". The following uses are allowed in the LIT zone:

   - Wholesale Trade
   - Limited Retail (The zoning allows only limited retail uses as a percentage of total gross square area)
     - Rental services
     - Retail banking financial services
     - Restaurant/tasting rooms
   - Entertainment, recreational uses
   - Vehicle/boat repair storage, washing
   - Warehouse
   - Office
   - Storage services

   The majority of the west boundary of the study area abuts low and medium density residential (RS 7.2 and RM 5.0) and commercial zoning (CBD 6) south of 7th Avenue. Beyond the Cross Kirkland Corridor to the east is the Highlands residential neighborhood. Low density residential (RS 7.2) is to the north, and NE 85th Street to the south. Surrounding uses and zones are described further in Section 6 below.

   The following table provides a comparison of LIT zoning on the subject property with requested residential and office zoning.

Zone	Parking	Maximum Height	Setbacks front/side /rear	Lot Coverage	Afford Housing Required	Landscape buffer
LIT (current zoning of all CAR's except Hendsch)	Traditional industrial uses: 1/1,000 sq. ft. Office: 1/300 sq. ft. Medical/	Within 100' of RS zones, otherwise 35' above ABE	20/0/0	90% 70%	No	15' wide, with a 6'high wall or solid fence on property line, except not required when adjacent to improved r-o-w

	Veterinary office: 1/200 sq. ft. Tasting rooms: 1/100 sq. ft. Restaurant: 1/100 sq. ft. Storage, Recreation, Recycling Center, Government Facility, School, Day Care, Auto repair, services, storage, washing: determined case by case based on review of traffic study of parking demand on similar existing uses			70% 90% 80% 90% 80%		Planted with 1 tree/20', 70% Evergreen, shrubs & ground cover attaining 60% cover within 2 years.
RM	Detached attached or stacked: 1.7/dwelling unit (staked d.u. not allowed in RM 5.0)	25' above ABE within 100' of RS, otherwise 30' above ABE	20/5'min. 15' total/10'	60%	Yes	5' wide, with a 6' solid screening fence or wall on property line, except not required when adjacent to improved r-o-w. Planted with 1 tree/ 20', 70% evergreen & ground cover attaining 60% cover within 2 years
RS (current zoning on Hendsch site)	Detached 2/d.u.	25' above ABE	20/5'min. 15' total/10'	50%	No	No landscape buffer required
PO	Office: 1/300 sq. ft. Medical or Vet office: 1/200 sq. ft.	25' above ABE within 100' of RS, otherwise 30' above ABE	20/5'min. 15' total/10'	70%	No	15' wide, with a 6'high wall or solid fence on property line, except not required when adjacent to improved r-o-w Planted with 1 tree/20', 70% Evergreen, shrubs & ground cover attaining 60% cover within 2 years.

4. Consistency with Plans:

- Existing **Norkirk Neighborhood Plan** policies for the Norkirk Industrial area conflict with the request to change industrial zoning to residential. The vision is for industrial and office uses in this area compatible with the surrounding residential uses and that landscape buffers, building modulation and traffic management help integrate this area into the neighborhood. The Norkirk Plan addresses transitions between residential and industrial land use.

  Goal N-4 states:
  Maintain the light industrial area to serve the needs of the community.

  The goal is supported by the following policy:

  Policy N-7.1 Encourage limited light industrial uses, auto repair and similar service commercial uses, and offices to serve the neighborhood and surrounding community.

  - South of 7th Avenue, between 6th and 8th Streets, office uses up to three stories are encouraged to serve as a transition between the downtown and the industrial area. Gateway features and landscaping at the intersection of 6th St. and 7th Ave and 6th St and Central Way soften the transition into this area.

  - In the remainder of the area, limited light industrial, warehousing, city services, service commercial uses such as auto or furniture repair, and small offices are appropriate.

  Goal N-8 states:
  Ensure that adverse impacts associated with industrial uses are minimized.

  This goal is supported by the following two policies:

  Policy N-8.1: Regulate industrial uses to ensure that impacts which may disrupt the residential character of the surrounding area are controlled.

  Policy N-8.2: Industrial traffic should be controlled in order to protect the character, safety, and peace of the residential neighborhood.

  Pending the outcome of these CAR's, the same goals and policies are included in the draft Norkirk Plan that is under review by the Planning Commission.

- The **draft Land Use Element** recognizes market trends and transitional aspirations of the City that envision these areas evolving over time to more office and high-tech oriented uses. It notes that new industrial development will shift elsewhere in the region, due to market demand, and that industrial areas

will serve two roles. First, existing buildings are in demand for a variety of uses that can be accommodated in the existing building stock. Second, over time, more high-tech companies will locate their businesses in the LIT areas and benefit from the availability of large parcels with access to the Cross Kirkland Corridor and Eastside Rail Corridor and vibrant neighborhoods.

The draft element also recognizes the importance of transitions, (as does the existing Land Use Element) including land use, buffers, and design, to moderate the nearly irresolvable conflicts with regard to noise and traffic that can be set up when residential is located in close proximity to industrial.

The draft Land Use Element states that Industrial areas serve both the local and regional markets and may include office, light manufacturing, high technology, wholesale trade, and limited retail. They do not include residential uses.

Existing (and draft) Goal LU-1 states:
Manage community growth and redevelopment to ensure:

- *An orderly pattern of land use;*
- *A balanced and complete community;*
- *Maintenance and improvement of the City's existing character; and*
- *Protection of environmentally sensitive areas.*

This goal is supported by the following policy:

Existing (and Draft) Policy LU-1.4: Create effective transitions between different land uses.

Existing (and revised Draft) Goal LU-5 states:
Plan for a hierarchy of commercial <u>and mixed use</u> ~~development~~ areas serving neighborhood, community, and /or regional needs.

This goal is supported by the following policy:

Draft Policy LU-5.6: Encourage redevelopment & adaptive reuse of Kirkland's Flex Commercial (a.k.a. Industrial) areas in a manner that supports the existing mix of allowed uses while enabling these areas to evolve into innovative areas for commerce & employment.

- The **draft Economic Development Element** addresses Industrial activity.

  Draft Goal ED-3 Strengthen commercial areas to provide local goods, services, and vibrant community gathering places to live, work, shop and play.

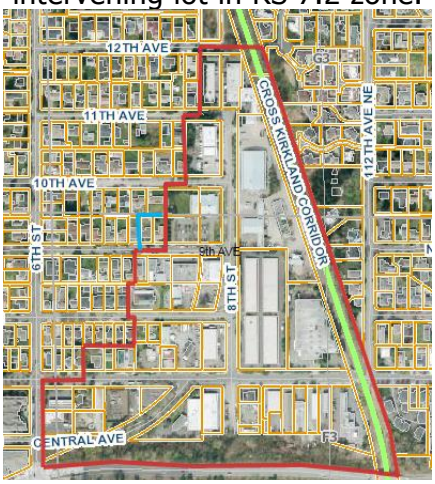
  This goal is supported by the following policy:

  Policy ED-3.2: Encourage infill and redevelopment of commercial and industrial areas.

Existing Development in Study Area:

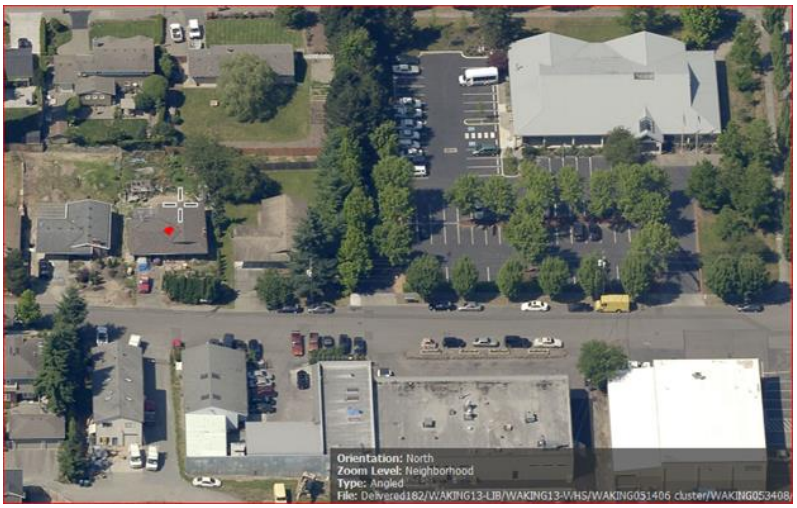
The approximately 26 acre area study area includes all of the property in the LIT zone, and two parcels in the RS 7.2 zone. The LIT zone is outlined in red, and the boundaries have generally been the same since the late 1950's. The Hendsch site, and intervening parcel between it and the LIT zone boundary are outlined in blue and are in the RS 7.2 zone.

Study Area:
Red outline Norkirk LIT zone
Blue outline Hendsch &
intervening lot in RS 7.2 zone.



Attachment 8 lists the specific businesses in the Norkirk LIT zone by address and/or parcel number and maps them. This information is derived from 2015 business license information, which is self-reported. There are about 26 acres and 86 parcels in this LIT zone. Parcels range in size from over 165,000 sq. ft. (3.8 acres) to 3,500 square feet. Nearly 400 jobs, and over 70 businesses operate in this zone.

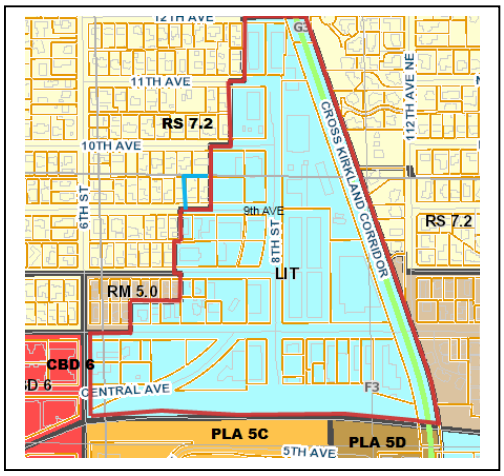
The aerial photo below shows the Hendsch site, (642 9th Avenue) identified with the red dot, and the intervening lot to the east between Hendsch and the City Maintenance Center (648 9th Avenue). Both parcels are developed with detached dwelling units built in 1966. The aerial photo was taken in 2013.



5. Existing Zoning and Development Adjoining Study Area:

   a. North: Low Density Residential RS 7.2. Peter Kirk Elementary School.

b. South: NE 85th Street. Beyond that Office Multifamily (PLA 5C) and High Density Residential (PLA 5D).



c. West: Low density residential (RS 7.2 zoning) north of 8th Avenue, developed with single family detached housing; medium density residential (RM 5.0 zoning) between 7th and 8th Avenues, developed with single family detached housing; and commercial (CBD 6 zoning) south of 7th Avenue, developed with multifamily.

d. East: Cross Kirkland Corridor. Further east in the Highlands Neighborhood low density residential (RS 8.5 zoning) north of the midblock between NE 90th and NE 92nd Streets and RS7.2 zoning between NE 90th and 88th Streets, developed with single family homes. South of NE 88th Street medium density residential (RM 3.6 zoning) developed with multifamily and single family housing.

6. Transit Service: The study area is served by several bus routes along 7th Street.

7. Trip Generation Rates: see Attachment 9.

8. Traffic Impacts –LIT use of alley between 8th and 9th Avenues, east of 6th Street.

Traffic issues have been referred to the Kirkland Neighborhood Traffic Control Coordinator, Kathy Robertson, who attended the Norkirk Neighborhood Association meeting on February 4th and has met with concerned residents to discuss their options and the City's ability to address problems. She talked to residential property owners who have concerns that industrial traffic uses the alley between 8th and 9th Avenue, which also provides residential access. A sign was installed on 6th Street at the alley entrance noting that it is a dead end street. Two LIT zoned properties have frontage on the alley; both have gates preventing alley access. When redevelopment occurs, the review would include site design to mitigate potential traffic impacts. In the meantime, the City cannot prevent vehicle access onto open public rights-of-way from adjoining private property.

9. LIT Parking on 9th Avenue:

   Issues of overflow parking have also been referred to the Kirkland Neighborhood Traffic Control Coordinator, Kathy Robertson, as noted above, met with concerned residents to discuss their options and the City's ability to fix the problem. She addressed the affected property owners concerns that City Maintenance Center (CMC) employees park on the street (9th Avenue), rather than in their parking lot. City policy is that employees and city vehicles park in the Maintenance Center lot. The CMC has issues with Deru customers parking in the CMC lot during lunch. On-street parking may instead be a result of the overflow parking from the Deru restaurant and auto repair businesses.

10. Existing Industrial Conditions in the Norkirk LIT zone:

    Attachment 10 to this memorandum is a map and pie chart illustrating the current business mix for the Norkirk LIT zone. This information was originally part of the Industrial Areas update, specifically the memo to the Planning Commission from the October 23 meeting. It should be noted that the map is based on 2014 business license data, when the Industrial Areas direction was sought. Business license data is self-reported so there are always limitations with accuracy when this data set is used.

    Despite these limitations, this detailed data still provide an interesting overview of how this area is currently functioning. Regarding methodology, staff used the reported NAICS (North American Industry Classification System) use classification codes, made limited corrections where errors were obvious, then grouped the businesses into categories that correspond roughly to how the City regulates the reported use.

    The Industrial Areas memorandum further noted that in terms of square footage and number of employees, the area is dominated by light industrial uses. The industrial character of the City maintenance center and shops reinforces that dominant characteristic. The southwest corner of the Subarea has trended more toward office while the remainder is more mixed. Along 7th Avenue there are a variety of auto related uses. There is a retail storage facility in the zone that became nonconforming with the adoption of the CKC zoning in 2014. A catering business with a popular restaurant (possibly non-conforming) has moved into the area and become a destination.

    No change to uses in Norkirk LIT were suggested by the PC at the October 23 PC meeting as part of the Industrial Areas update - except to further consider Norkirk LIT CAR's during the Comprehensive Plan update process.

11. CAR Issues:

The Planning Commission should provide direction on the following key issues and identify any additional issues for consideration. The following issues apply to all seven CAR's.

a. Uses. The Commission should review the CAR requests, and discuss the following points that have been raised which relate to:

1) Allowing low to high density residential uses in addition to industrial uses or as a result of a rezone.

Staff recommends not allowing the intermingling of residential with industrial uses in the LIT zone. The incompatible LIT impacts from traffic, noise and parking would be exacerbated, should this occur. The staff recommended intent of the Norkirk LIT zone is to continue operating as an industrial/office area.

Staff also recommends against permitting residential use adjoining the Cross Kirkland Corridor (CKC) where City policies in the CKC Master Plan are to activate it with commercial uses in the Norkirk Edge section of the CKC. The City views the CKC as an attractor for businesses and jobs. An example of uses, added in 2014 as permitted if the property is within 150 feet of the CKC, are Breweries, Wineries and Distilleries containing tasting rooms and ancillary retail sales and office. Residential development interspersed with these uses could create incompatible privacy, traffic and parking impacts. Here the aim is to encourage connections with commerce along the CKC.

Staff requests that the PC confirm whether there is agreement that the LIT zone should continue prohibiting low to high density residential uses.

2) Allowing Live Work Lofts in addition to industrial uses.

Staff recommends the PC to review the attached articles from Thomas Dolan Architecture Live-Work blog that address the compatibility of live work lofts with industrial and commercial areas.

Attachment 11 indicates that there are differences between Work/ Live and Live/ Work lofts. To paraphrase, "Work live lofts are units where the predominant use is a commercial or industrial work activity; residence is a secondary, if not accessory use. Live work is a unit in which the needs of the neighbors in the building or in adjacent buildings take precedence over the work needs. Meaning that those

who pursue the work must take into consideration the noise, odors, and other impacts they may generate."

Attachment 12 "The Ten Truths Live-Work", notes a concern that over time, live work lofts may gentrify, increasing land values and thereby pushing traditional industrial uses out. (Gentrify: to transform a run-down or aging neighborhood into a more prosperous one, e.g. through investment in remodeling buildings or houses). Apparently many, if not all of the potential conflicts between low to high density residential uses and LIT apply as well to live work lofts. There are limited examples of live/work development in the area. Redmond has one project near the downtown, but this is primarily in a residential area. Seattle has allowed "artist" lofts in some industrial areas. More research on these would be needed to determine if they have been successful or what issues have arisen from this type of arrangement. This issue might be better suited for an in-depth analysis city-wide for future discussion. Too, new zoning regulations and standards would be needed.

The following is a list of advantages and disadvantages of Live Work Lofts.

<u>Disadvantages:</u>

- *Dilutes emphasis on commercial uses in LIT*
- *Not many successful models to draw upon as examples*
- *May be difficult to regulate retaining the commercial use, unless living area required to be accessory to LIT use.*
- *May result in conflicts with existing LIT uses, either within the same building or in neighboring buildings, resulting in friction.*

<u>Advantages:</u>

- *Housing close to employment (presumably on site)*
- *New housing style for diverse population*
- *If located abutting residential, would provide a transitional use.*

Staff requests direction on whether live work lofts – or work live lofts - are uses to be allowed in the Norkirk LIT zone, and if so where.

b. <u>Transitions between LIT and Single Family zones:</u>

1) Transitional land uses

Staff recommends not limiting allowed uses between the Norkirk LIT and residential zones. In recognition of noise impacts, consider adding a KZC

provision requiring acoustical study to assess noise generated by new LIT development abutting residential.

- *Office traditionally has been used as a transitional use between higher intensity uses and residential development. This use is already a permitted use in LIT zones. Noise typically is not a problem. Traffic generation is higher than single family or industrial but hours of operation are typically 8-5. Land use policies envision that over time LIT areas in Kirkland will transition to high tech and office uses.*

  In regards to traffic impacts, office use generates 11.03 vehicle trips per 1,000 sq. ft. per day, while storage rental services generate 2.5 trips per 1,000 sq. ft. per day. Manufacturing generates 3.82 and wholesale trade 6.73 trips per 1000 sq. ft. per day.

- *Multifamily (medium and high density) is sometimes used between low density residential and commercial development. Examples in the Norkirk neighborhood are south of 7th Avenue west of 6th Street, separating the residential core of the neighborhood from the downtown. Multi-family vehicle trip generation is dependent upon the number of units. Each dwelling unit generates 6.65 daily trips.*

2) Landscape buffer, building height, and size transitions:

Staff recommends no changes to existing zoning standards addressing landscape buffer, building height, or size:

- *Landscape buffers - no change to existing landscape buffer standards, (15' wide planted with trees, shrubs, ground cover and 6' high fence along property line, adjoining residential). The following aerial photos put this into perspective – they show that there currently is vegetation between residential and industrial zones; north of 9th Avenue. The red line is the zone boundary. The exception is shown in the next photo. No landscape buffer exists on LIT properties on the block between 8th and 9th Avenues. Specifically between the Cannery at 640 8th Ave and the business at 635 9th Ave and adjoining residential.*

Looking north

With redevelopment, the nonconforming buffers will be brought into conformance. Although it is not required, it is interesting to note that the recent residential development adjoining the Cannery does not have any landscaping abutting the LIT zone.

Looking north

Across the street from Hendsch

Finally on recently developed property below, on the north side of 7th Avenue at 720 7th Avenue, the buffer has yet to grow in.

- *Height limits - No change to existing height limit, since the height limit within 100' of residential is same as residential (25' above ABE). Beyond 100' from zone boundary, there is a 35' height limit*

except south of 7th west of 8th Street, where the office height limit is 40' above ABE as an incentive to encourage office development.

- *Size limits - No change to existing structure size standards (building façade no greater than 50 feet wide parallel and within 30' of zone boundary, or else height limited to 15' above ABE)*

Staff requests that the PC confirm whether there is agreement that these buffer standards should remain unchanged.

3) Transition area dimensions:

If the Planning Commission is interested in pursuing limited land uses within a transition area, staff recommends that the depth of the transition area be limited to properties abutting residential zone boundaries (RS 7.2 and RM 5.0), north of 7th Avenue and west of 8th Street.

Attachment 13 is a table noting the width of LIT parcels adjoining the residential zone boundary (and also the distance between the structure and zone boundary on these same properties)

Several distance options identified by staff are:

- *Depth of abutting parcels measured from residential zones (these vary from about 50' to 275' including the COK maintenance center)*
- *Average depth measured from residential zone boundary (~130', includes COK maintenance center)*
- *Average depth measured from residential zone boundary (~116', excludes COK maintenance center)*
- *West of 8th Street.*

Staff requests that the Commission confirm whether there is agreement that the depth of the transition area between LIT and residential should be limited to LIT parcels abutting the residential zone boundary, should a transition area be recommended. .

IV. <u>BOOTH CAR:</u>

1. <u>Overview</u>: Request to **provide buffer** between residents on 8th and 9th Avenues and LIT zone west of 8th Street, **using apartments and office** (see Attachment 1). The information presented in 12.a above regarding uses and 12.b regarding buffers will be useful in this analysis.

2. <u>Analysis of Options</u>:

Option 1: No Action, Retain Existing LIT Uses:

- Advantages: LIT property owners retain flexibility in redevelopment options, which if limited, may be perceived as a down zone. The effects of incompatible uses on adjoining residential properties will continue regardless of any future limitations on uses until redevelopment occurs. Regardless of a rezone, redevelopment will require any non-conforming landscape, size and height to be brought into conformance. Limiting future land use opportunities will not address current parking and traffic problems.

- Disadvantages: The potential to reduce long term conflicts between the more intensive industrial uses and residential development may not be available.

Option 2: Require an Office land use buffer of some distance in this area.

- Advantages: Currently an allowed use in the LIT zone. Over the long term as redevelopment occurs, some relief from incompatible LIT impacts would presumably result. May encourage property consolidation by a developer looking for office development opportunities.

- Disadvantages: Diminishment of long term conflicts between the more intensive industrial uses and residential development will not be available in the short term. As in Option 1, may be perceived as a down zone to the property owners since it would limit industrial uses currently allowed. Veterinary offices in LIT zones allow outdoor runs /facilities, so this standard should be reconsidered if this option is chosen. Could affect re-use or improvements of the Cannery.

Option 3: Require a Residential land use buffer of some distance in this area.

- Advantages: If the intent is to transition the Norkirk LIT area to residential, this would be an incremental step in doing so, and would presumably be less disruptive than rezoning the entire study area.

- Disadvantages: Introduces a use that is not compatible with traditional LIT uses, thus destabilizing the LIT zone. May be perceived as a down zone to the property owners since LIT uses would be prohibited, as in Option 1 and 2. Could affect the re-use or improvements of the Cannery.

Commission Discussion:

Staff recommends the Commission provide direction on the options. Staff has preliminarily recommended Option 1 – No change. Does the Commission concur with this approach? Is there additional information that would be helpful?

V. DAMMANN CAR:

1. Overview: Request to **rezone** area west of 8th St and north of 7th Ave from LIT **to Residential, except Cannery** (see Attachment 2). See information presented in Section 12.a above on allowing residential uses in the LIT zone.

2. Analysis of Options:

Option 1: No Action, Retain Existing Zoning:

- Advantages: Supports current draft Land Use, Economic Element and Norkirk neighborhood plan goal and policies to retain Norkirk LIT zoning. Preserves jobs and tax revenue.

- Disadvantages: If the intent for the LIT zone is to shift to residential then retaining existing LIT zoning is not logical.

Option 2: Rezone to Residential.

- Advantages: Increases housing stock close to the downtown in a highly desirable location.

- Disadvantages: Unless property aggregation occurs a rezone will not result in redevelopment to residential all at one time. While transitioning, conflicts between current LIT uses and new presumably high end residential uses would be exacerbated.

  Does not support the existing and draft policy intent in the Comprehensive Plan to retain industrial lands in Norkirk that generate jobs and revenue.

Commission Discussion:

Staff recommends the Commission provide direction on the options. Staff has preliminarily recommended Option 1 - to retain LIT zoning and not rezone to residential. Does the Commission concur with this approach? Is there additional information that would be helpful?

VI. MCCARRON CAR:

1. Overview: Request to rezone south of 9th Ave & north and south sides of 8th Ave from LIT to Residential (see Attachment 3) Although the area being requested for rezone is different, all Options and Commission Discussion in V. above apply. In addition may effect redevelopment of the Cannery.

VII. REICHHELM CAR:

1. Overview: Request to rezone south of 9th Ave & north & south sides of 8th Ave, west of 8th St from LIT to Residential (see Attachment 4). Although the area being requested for rezone is different, all Options and Commission Discussion in V. above apply. In addition may effect redevelopment of the Cannery.

VIII. ZHOU CAR:

2. Overview: Request to rezone Norkirk LIT west of 8th St between 7th & 9th Avenue from LIT to residential (see Attachment 5). Although the area being requested for rezone is different, all Options and Commission Discussion in V. above apply. In addition may effect redevelopment of the Cannery.

IX. HANSEN & VANDENBERGE CAR:

1. Overview: Request to preserve current zoning that excludes residential & retail, but add low-density residential work/ loft as allowed use (Attachment 6). The applicant summited comments to further explain rationale for the CAR in Attachment 16. Information in 12.a. regarding uses and 12. b above regarding transitions will inform this discussion.

2. Analysis of Options:

Option 1: No Action, Retain Existing Zoning:

- Advantages: same as noted in V above.

- Disadvantages: same as noted in V above.

Option 2: Preserve LIT zoning but allow low density residential work loft.

- Advantages: Increases housing stock, affordable housing and work live options close to the downtown in a highly desirable location. May attract artists or others looking for affordable housing options. If allowed limit to the parcels abutting residential zone boundary and to one unit above the ground floor.

- Disadvantages: Could spur rising rents in the Norkirk LIT zone, and introduce more conflicts with existing industrial uses.

Commission Discussion:
Staff recommends the Commission provide direction on the options. Staff has preliminarily recommended Option 1 - to retain LIT zoning and not allow live work lofts in addition to LIT uses. Does the Commission concur with this approach? Is there additional information that would be helpful?

X. HENDSCH CAR:

1. Overview: Request to rezone from RS 7.2 to LIT and allow live work lofts (see Attachment 7). The Hendsch site is located at 642 9th Avenue across the street from the LIT zone. 648 is the intervening lot between it and the COK Maintenance Center. The following Google Street View of the Hendsch site was taken in Oct. 2014.

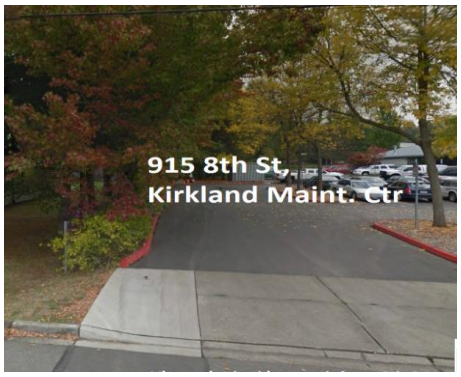
2. Analysis of Options:

Option 1: No Action, Retain Existing Zoning:

Looking north to Hendsch site. To the right is the intervening lot between Hendsch and the COK Maintenance Center.

- Advantages: Single Family boundary maintained. If rezoned, incompatible industrial impacts would shift west, impacting other RS lots to the north, west and south of the Hendsch property.

  The COK Maintenance Center provides a mature landscape buffer between it and residential development to the west. The photos below and to the left shows the landscape buffer looking north and the photo to the right is looking south.



  Although strictly voluntary, the Hendsch site could be improved/redeveloped utilizing site design and landscaping to mitigate visual impacts generated by the LIT uses across the street.

- Disadvantages: The Hendsch site would continue to be impacted by traffic and overflow parking generated by industrial uses to the south across 9th Avenue. However, these parking issues will only be solved over the long run as redevelopment of the LIT uses occur and on-site parking is brought into conformance, pursuant to ZC standards. The photos below are from Goggle Street View Oct. 2014

Looking east along 9th Avenue. To right are industrial uses. To left is the Hendsch site (car with red dot)

Looking south across 9th Avenue from the Hendsch site.

Option 2: Rezone 642 and 648 9th Avenue to LIT.

- Advantages: Redevelopment with LIT uses may increase the property value on the subject properties, and the owners may view this as an economic opportunity. No comment has been received from the owner at 648 9th Avenue.

- Disadvantages: Rezoning would be seen as destabilizing existing residential areas to the west, south and north. The area to the west is a desirable residential location as evidenced by recent high end home construction.

Commission Discussion:

Staff recommends the Commission provide direction on the options. Staff has preliminarily recommended Option 1 for further consideration. Does the Commission concur with this approach? Are there other options that should be considered? Is there additional information that would be helpful?

XI. <u>Campbell Mathewson Request:</u>

<u>Overview</u>: Requests allowing residential in addition to LIT uses at the Paint Sundries Solutions site at 904 7th Avenue. The request was submitted after the close of the date for acceptance of CAR's (see Attachment 15). Although the area requested to allow residential is different, all Options and Commission Discussion in Sections V – X above applies.

In addition, the Cross Kirkland Corridor Master Plan envisions activating the Norkirk Edge portion of the corridor where it abuts commercial and industrial areas with

potential of a vital commercial or mixed-use district. The Plan sees the CKC as a catalyst for growth and development and should be recognized as an attractor of businesses and jobs. Staff therefore recommends retaining the prohibition on residential uses at this site.

XII. PUBLIC NOTICE AND OPPORTUNITIES FOR PUBLIC COMMENTS

Public notice has been provided for study of the Citizen Amendment Requests. The City issued a Special Comprehensive Plan Update Edition of the City Update newsletter in October 2014, including a section on the CARs with a map showing the location of the CARs and a link to the CAR web page where meeting dates would be posted. The Norkirk Industrial (IND) Zone CAR map is shown in Attachment 14 to this memorandum. In early November 2014, property owners and residents within the study areas and property owners within 300 feet of the study areas were notified by mail of the CAR study and directed to the City's web page for meetings dates once they were scheduled. In late November, CAR applicants were notified by email of the meeting dates that had since been scheduled. Email notice was also provided to the neighborhood associations and the Kirkland 2035 listserv. In January, email notice of the meeting date was sent to the CAR applicants, and letters containing information about the process and copies of the notice mailed in November were sent to property owners within the study areas.

Once the public hearing for the Draft Plan has been scheduled, another notice with the hearing date will be mailed out to those in and around the study areas and emailed to the K2035 listserv and neighborhood associations. Public notice signs will be installed adjacent to the study areas for any request involving a land use designation change (rezone) as required by the Zoning Code.

Public comments may be submitted to the Planning Commission on the CARs at PlanningCommissioners@kirklandwa.gov or to the Planning staff overseeing the request up to closure of the public hearing on the Draft Comprehensive Plan and CARs. Comments on the CARs may also be provided to the SEPA Official (Eric Shields, Planning Director at eshields@kirklandwa.gov) on the Draft Environmental Impact Statement once it is issued this spring. Comments may be submitted to the City Council at citycouncil@kirklandwa.gov prior to final adoption of the Comprehensive Plan Update, including the CARs, which is anticipated by early fall.

XIII. PUBLIC COMMENTS RECEIVED

Comments from Norkirk residents at the community meeting on the neighborhood plan in June and January focused on:

- Maintaining LIT businesses to provide services and job growth and not allowing residential and retail
- Improving transitions from industrial to single family with uses like office or multi family

- Preserving the Cannery building

No comments were received from the Norkirk Neighborhood Association Board and General Membership on either the CAR's or draft Norkirk plan update.

A comment email from CAR applicant Kris Vandenberge, one of the CAR applicants', is included as Attachment 16.

A comment email from Ramola Lewis, on behalf of all CAR applicants except for the Robert Hendsch CAR, is included as Attachment 17. It clarifies their vision for a transition from low density residential to LIT zones.

Attachments:

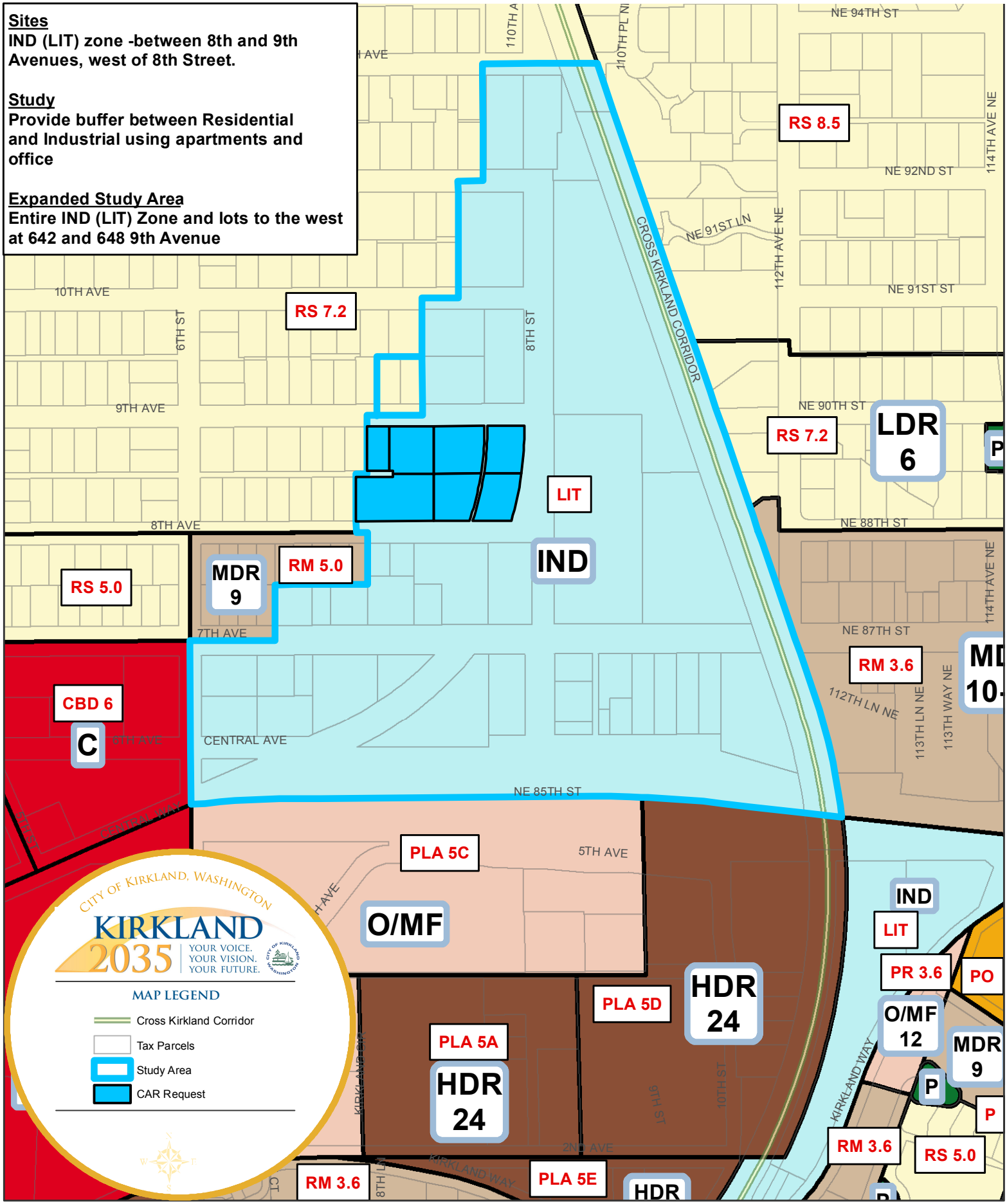
1. Lynn Booth Site Map and Application and
2. Chris Dammann Site Map and Application
3. Susan McCarron Site Map and Application
4. Christy Reichhelm Site Map and Application
5. Xu and Jie Zhou Site Map
6. Kylie Hansen & Kris Vandenberge Site Map and Application
7. Robert Hendsch Site Map and Application
8. Norkirk CAR Map and analysis of existing businesses
9. Vehicle Trip Generation Rates
10. Norkirk CAR Map and analysis of the existing mix of uses
11. Thomas Dolan Architecture Live-Work blog: Work-Use Intensity Types.
12. Thomas Dolan Architecture Live-Work blog: The Ten Truths Live-Work
13. Width of LIT parcels adjoining residential zone boundary and distance between the structure and zone boundary
14. Norkirk Industrial (IND) Zone CAR map posted to the City Website
15. Letter from Campbell Mathewson dated October 16, 2014
16. Comment email from Kris Vandenberge dated March 15, 2015
17. Comment email from Ramola Lewis dated March 16, 2015

BOOTH CAR

Sites
IND (LIT) zone -between 8th and 9th Avenues, west of 8th Street.

Study
Provide buffer between Residential and Industrial using apartments and office

Expanded Study Area
Entire IND (LIT) Zone and lots to the west at 642 and 648 9th Avenue



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RECEIVED
JUN 13 2014
_____ AM _____ PM
PLANNING DEPARTMENT
BY_____

CITY OF KIRKLAND

PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFOMATION:

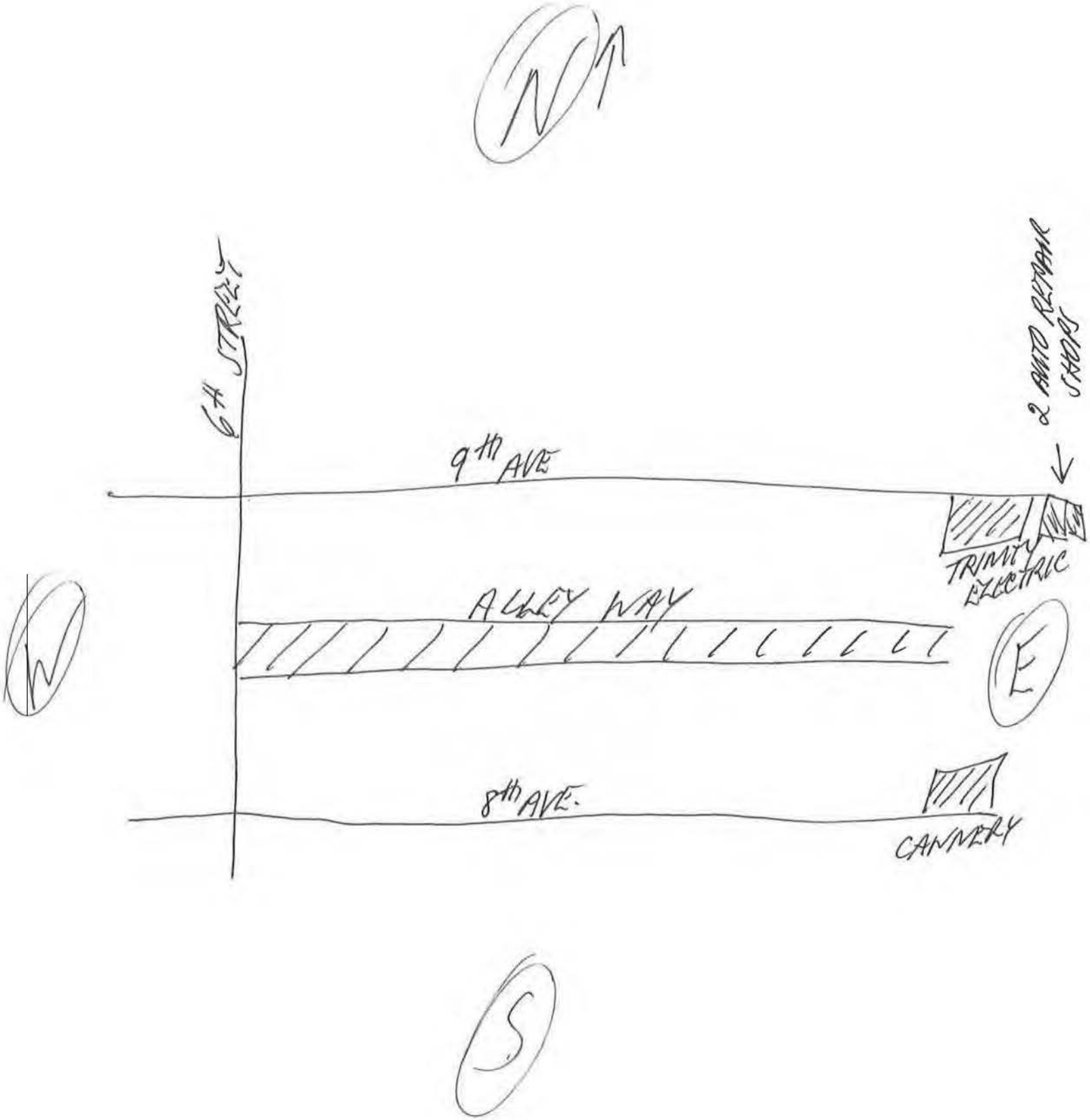
A. Applicant Name: LYNN BOOTH
B. Mailing Address: BOX 2218 KIRKLAND, WA 98083
C. Telephone Number: 425-629-3397
D. Email Address: LYNN.BOOTH1@COMCAST.NET
E. Property Owner Name (if different than applicant): _____
F. Mailing Address: _____
G. Telephone Number: _____
H. Email Address: _____

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

A. Address of proposal: (if vacant provide nearest street names) NORKIRK ALLEY EAST OFF 6TH STREET BETWEEN 8TH & 9TH AVENUES
B. King County Tax Parcel number(s): _____
C. Describe improvements on property if any: _____
D. Attach a map of the site that includes adjacent street names.
E. Current Zoning on the subject property: _____
F. Current land use designation and permitted density shown on the City's land use map. _____


N
6th STREET
9th AVE
2 AUTO REPAIR SHOPS
TRINITY ELECTRIC
W
ALLEY WAY
E
8th AVE.
CANNERY
S

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:
RESTRICT USE TO RESIDENTS ON ALLEY, NO COMMERCIAL AS HAVE ACCESS TO 8TH + 9TH AVENUES.

B. Description of the specific reasons for making the request:
DUST FROM TRAFFIC RESTRICTS OPENING WINDOWS IN SUMMER. HEAVY COMMERCIAL TRAFFIC FROM BUSINESS AT EAST END DEGRADES ALLEY, AS NO REGULAR MAINTENANCE. BUSINESS HAS ACCESS TO STREETS, BUT DO NOT USE THIS.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

BOTH BUSINESSES AT EAST END OF ALLEY ARE UP FOR SALE (CANNERY ON 8TH AVE. AND TRINITY ELECTRIC ON 9TH AVENUE). I BELIEVE SAME OWNER OF TRINITY BUILDING ALSO OWNS THE TWO AUTO SHOPS ON EAST SIDE OF TRINITY, SO A POSSIBLE SALE COULD INCLUDE ALL FOUR ADJOINING BUILDINGS IN ORDER TO SET UP A LARGE BUSINESS, OFFICE OR APARTMENTS, SO BEST TIME TO DEAL WITH ALLEY IS NOW, BEFORE ANY SALE AND POTENTIAL HUGE INCREASE IN ALLEY TRAFFIC. ALSO, MANY VEHICLES COME INTO ALLEY OFF 6TH ST. + THEN HAVE TO LEAVE DOWN ALLEY AS THE TWO BUSINESSES (CANNERY + TRINITY) HAVE BLOCKED OFF ACCESS TO 8TH + 9TH AVENUES. 6TH STREET IS A HEAVILY USED SCHOOL ROUTE + THE ALLEY HAS CHILDREN/ELDERLY PEOPLE + PETS AND ONLY THE PEOPLE THAT NEED TO ACCESS THEIR GARAGES NEED TO USE THE ALLEY AS THE BUSINESSES HAVE EXITS TO 8TH + 9TH AVE., THOUGH THEY CHOOSE TO BLOCK THESE OFF. A SIGN AT THE 6TH ST. ENTRANCE WOULD ALSO HELP. "RESIDENTS ONLY, DEAD END"

OTHER ALLEY RESIDENTS ARE AWARE OF AND SUPPORT THIS.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: Booth
Name – print: LYNN BOOTH
Property owner or Legal Representative? OWNER
Date: JUNE 12/14
Address: 630 8TH AVENUE, KIRKLAND 98033
Telephone: 425-629-3397

B. If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

-Affidavit of Service (OCD-06AB)
-Exhibit A for mailing document
-Exhibit B for hand delivering document
-Methods to Request Changes to Density Land Use Zoning Code Regs

RECEIVED
JUN 13 2014
_____ AM _____ PM
PLANNING DEPARTMENT
BY_____

CITY OF KIRKLAND

PLANNING AND COMMUNITY DEVELOPMENT
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APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP

Directions: You may use this form or answer questions on separate pages.

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B. Mailing Address: BOX 2218 KIRKLAND, WA. 98083
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D. Email Address: LYNN.BOOTH1@COMCAST.NET
E. Property Owner Name (if different than applicant): _____
F. Mailing Address: _____
G. Telephone Number: _____
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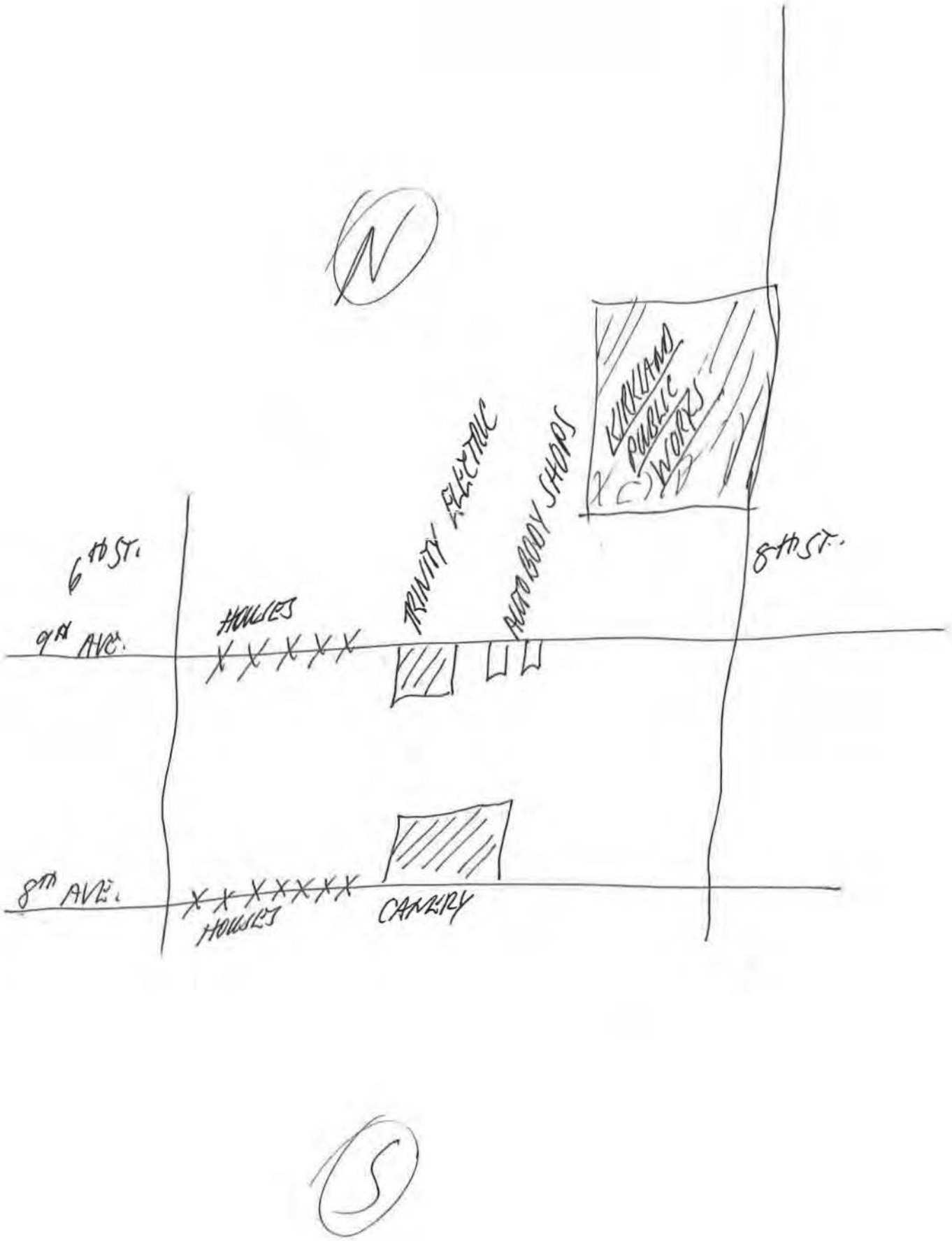
Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

A. Address of proposal: (if vacant provide nearest street names) NORKIRK LIT BETWEEN 8TH AND 9TH AVENUES
B. King County Tax Parcel number(s): _____
C. Describe improvements on property if any: _____
D. Attach a map of the site that includes adjacent street names.
E. Current zoning on the subject property: _____
F. Current land use designation and permitted density shown on the City's land use map. _____


N
KIRKLAND PUBLIC WORKS
TRINITY ELECTRIC
AUTO BODY SHOPS
6TH ST.
8TH ST.
9TH AVE.
HOUSES
8TH AVE.
HOUSES
CANNERY
S

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:
PROVIDE A FUTURE BUFFER BETWEEN RESIDENTS ON 8TH AND 9TH AVENUES AND THE LIT ZONE USING OFFICES OR APARTMENTS

B. Description of the specific reasons for making the request:
THE PROPERTIES ON BOTH 8TH AND 9TH AVENUES IN THE NORKIRK LIT ZONE NEXT TO RESIDENTS HOUSES ARE UP FOR SALE AND IF DEVELOPED INTO OFFICES OR APARTMENTS COULD PROVIDE A BUFFER WHERE THERE IS NONE NOW.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

NO BUFFER NOW EXISTS BETWEEN THE RESIDENTS AND BUSINESSES IN THE NORKIRK LIT ZONE ON 8TH AND 9TH AVENUES. THE BUSINESSES IN THE LIT THAT ARE NEXT TO THE HOUSES (THE CANNERY ON 8TH AVENUE AND TRINITY ELECTRIC ON 9TH AVENUE) ARE NOW UP FOR SALE. I UNDERSTAND THE OWNER OF THE TRINITY BUILDING ALSO OWNS THE TWO AUTO BODY SHOPS ON THE EAST SIDE OF TRINITY, SO THESE MAY ALSO BE SOLD, AND WITH THE CANNERY + TRINITY BUILDING MAKE UP A VERY LARGE PIECE OF PROPERTY. OFFICES OR APARTMENTS OF UP TO 4 STORIES WOULD PROVIDE A BUFFER FOR BOTH RESIDENTS AND BUSINESS AND PROVIDE TWO THINGS KIRKLAND NEEDS, HOUSING AND OFFICE SPACE. THIS IS SUPPORTED BY THE NORKIRK ACTION COMMITTEE.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: LBooth
Name – print: LYNN BOOTH
Property owner or Legal Representative? OWNER
Date: JUNE 12/14
Address: 630 8TH AVENUE KIRKLAND, WA 98033
Telephone: 425-629-3397

B. If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

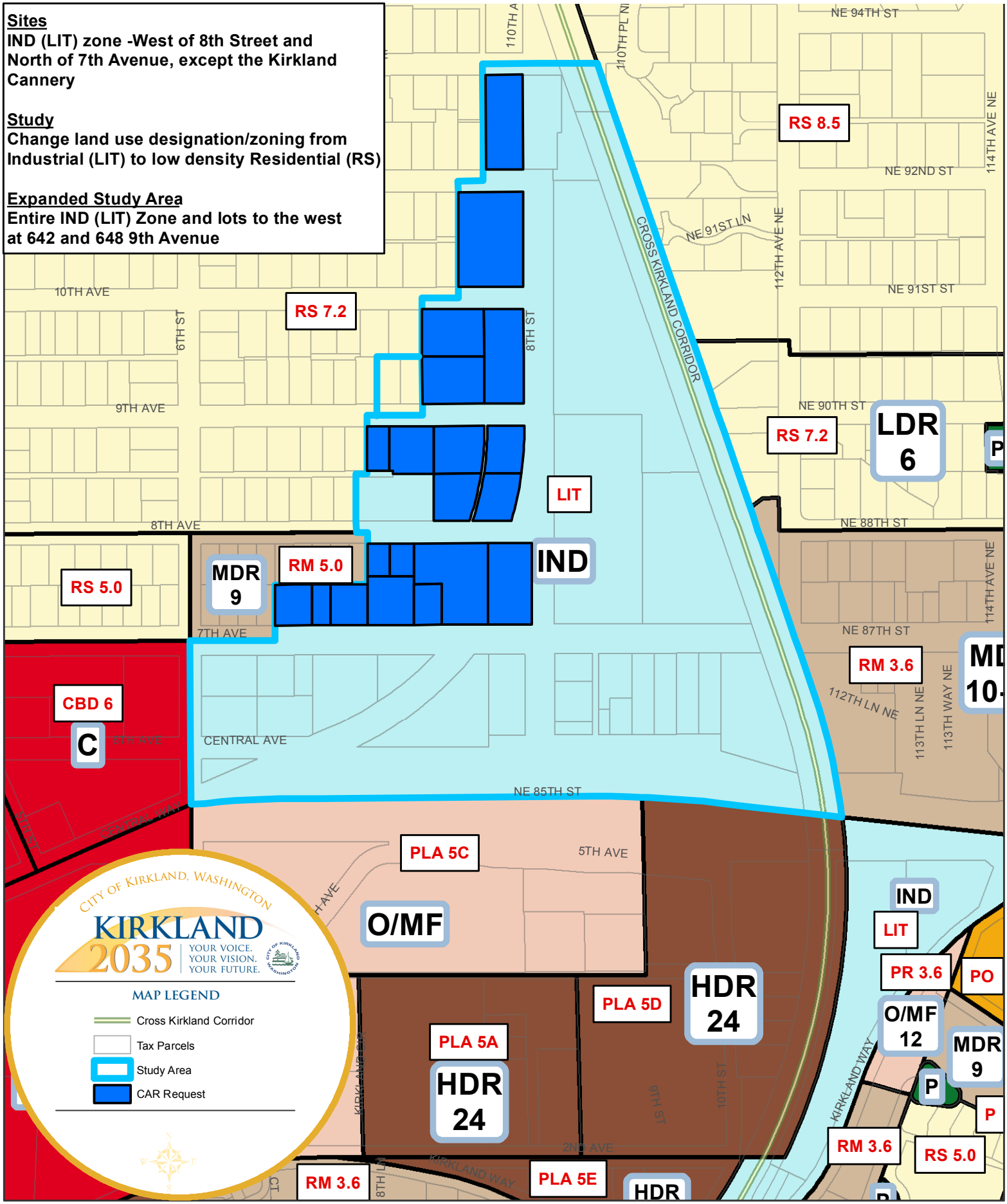
-Affidavit of Service (OCD-06AB)
-Exhibit A for mailing document
-Exhibit B for hand delivering document
-Methods to Request Changes to Density Land Use Zoning Code Regs

DAMMANN CAR

Sites
IND (LIT) zone -West of 8th Street and North of 7th Avenue, except the Kirkland Cannery

Study
Change land use designation/zoning from Industrial (LIT) to low density Residential (RS)

Expanded Study Area
Entire IND (LIT) Zone and lots to the west at 642 and 648 9th Avenue



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Date	June 19, 2014
To:	City of Kirkland Planning and Community Development
From:	Chris Dammann 626 8th Ave Kirkland, WA 98033 (425) 241-6329
Subject:	2014 Citizen Amendment requests related to Kirkland 2035 Comprehensive Plan Update, Land Use, Zoning Regulations and Zoning Map This request addresses the following topic: Change the zoning of current LIT portion west of 8th street and north of 7th avenue from Light Industrial to Residential over the long term.

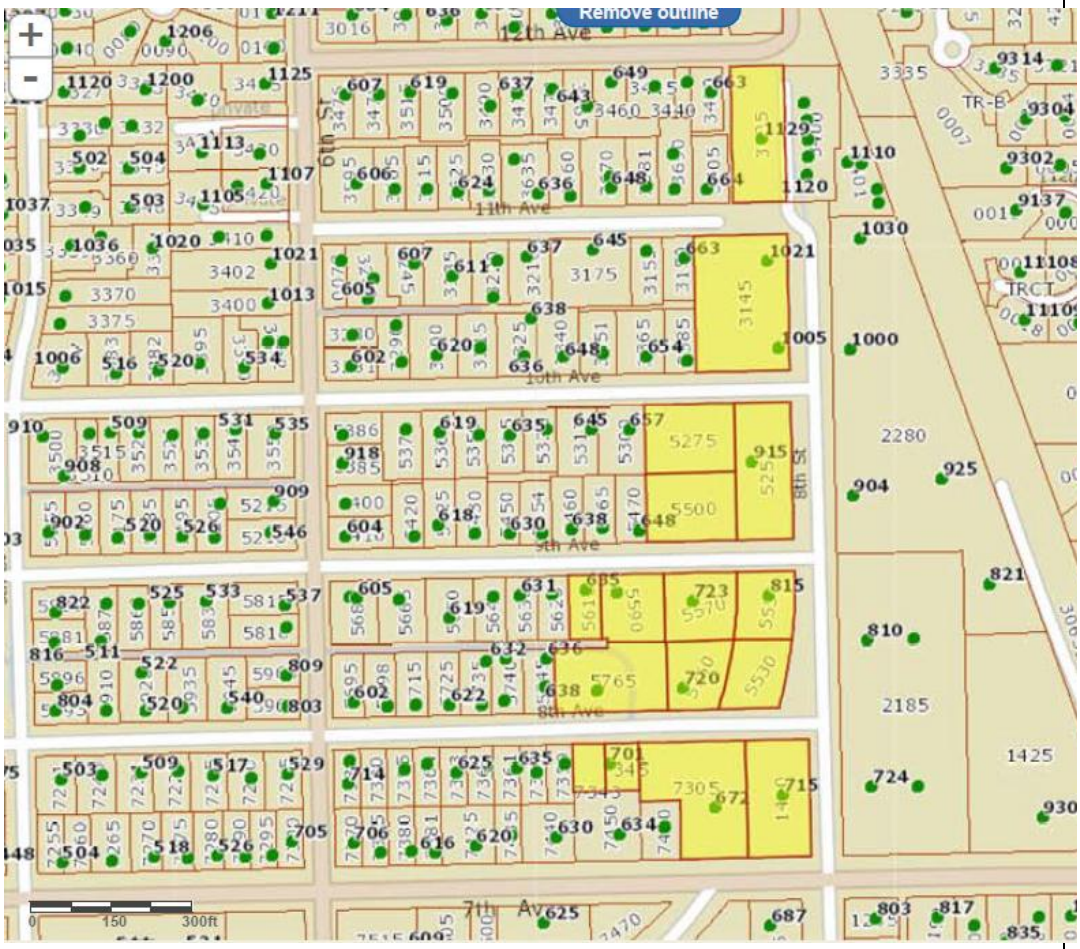
Considerations of this proposal for change in Zoning and Land Use	Proposal demonstrates a strong potential to serve the public interest by improving safety, traffic flow and preserving neighborhood character. *And* Conditions have changed since the current zoning was established

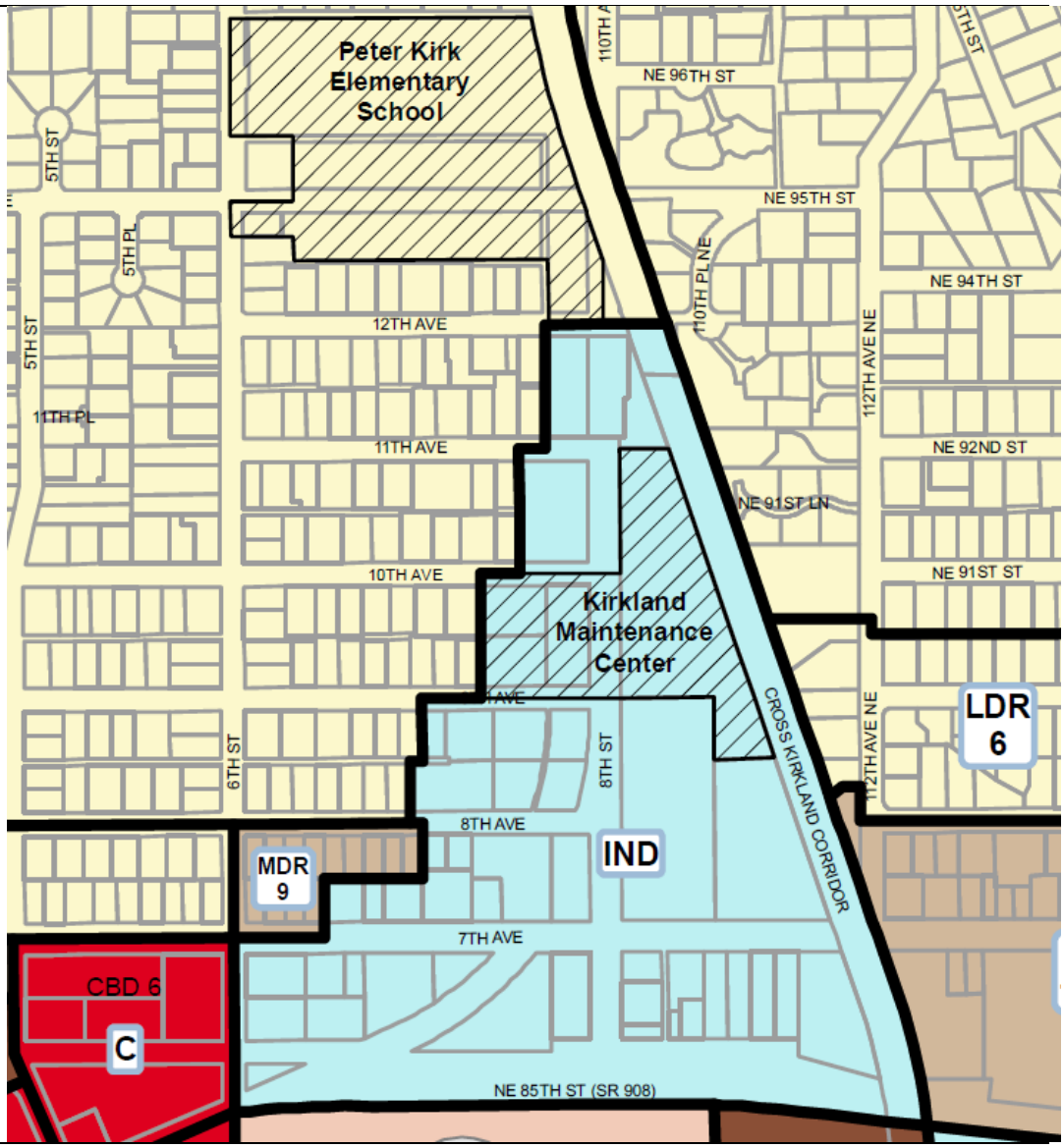
1. Contact Information

A. Applicant Name:	Chris Dammann
B. Mailing Address:	626 8th Ave, Kirkland WA 98033
C. Telephone Number:	425-241-6329
D. Email Address:	chdammann@hotmail.com
E. Property Owner Name:	NA
F. Mailing Address:	
G. Telephone Number:	
H. Email Address:	

II. Property Information:

Address of Proposal:	Area west of 8th street / west portion of the NorKirk LIT Zone						
King County Tax Parcel Numbers:	**Parcel number**	**Taxpayer name**	**Parcel address**	**Jurisdiction**	**Zip code**	**Appraised value**	**Assessor's report**
	3885805255	KIRKLAND CITY OF	915 8TH ST	KIRKLAND	98033		Report
	3885805275	KIRKLAND CITY OF	#Error	KIRKLAND			Report
	3885805500	KIRKLAND CITY OF	#Error	KIRKLAND			Report
	3885805530	MILLER RISHER LLC	815 8TH ST	KIRKLAND	98033	298300	Report
	3885805550	MILLER RISHER LLC	815 8TH ST	KIRKLAND	98033	894300	Report
	3885805570	CASADY COMMERCIAL BUILDING	723 9TH AVE	KIRKLAND	98033	1397000	Report
	3885805590	HAWES BRUCE M	639 9TH AVE	KIRKLAND	98033	675300	Report
	3885805610	BAHR ROLAND J+DARLENE J	635 9TH AVE	KIRKLAND	98033	393900	Report
	3885805760	TN 720 LLC	720 8TH AVE	KIRKLAND	98033	620900	Report
	3885805765	POUND THAD+GAIL	640 8TH AVE	KIRKLAND	98033	796100	Report
	3885807305	RFS INC	672 7TH AVE	KIRKLAND	98033	894700	Report
	3885807343	KIRKVIEW DEVELOPMENT LLC	#Error	KIRKLAND		407000	Report
	3885807345	GHAFGHAZI SHAHRAM	701 8TH AVE	KIRKLAND	98033	408000	Report
	3886901400	KAHN PROPERTIES LLC	715 8TH AVE	KIRKLAND	98033	1135700	Report
	3886903145	JESSEN FAMILY LIMITED LIABI	1005 8TH ST	KIRKLAND	98033	1133300	Report
	3886903405	KC HOUSING AUTHORITY	1129 8TH ST	KIRKLAND	98033		
Describe Improvements on Property if Any:	NA						

Attach a map of the site that includes adjacent street names:	 MAP1
Current zoning on the subject property:	Light Industrial
Current land use designation and permitted density shown on the City's land us map	Industrial – see map snipped from the Kirkland's Land Use map below



III. Request Information and Reasons:

A. Description of requests:	Re-zoning of all parcels adjacent to 8th, 9th, 10th and 11th avenue from LIT to low density residential (see MAP1, in yellow). The area east of 8th street could remain LIT. Currently, the NorKirk LIT Zone sits right up against single family residences with no buffer.
B. Description of the specific reasons for making the request:	I suggest the re-zoning of all parcels adjacent to 8th, 9th, 10th and 11th avenue from LIT to low density residential (see MAP1). The area east of 8th street could remain LIT. This zoning would preserve the character of this Norkirk neighborhood which consists of single family homes. There are no multi-family homes on the 8th, 9th, 10th and 11th avenues. The LIT zone really intrudes into the residential area especially in the block between 8th and 9th avenue (see MAP). Those businesses use 8th and 9th avenue as access routes.

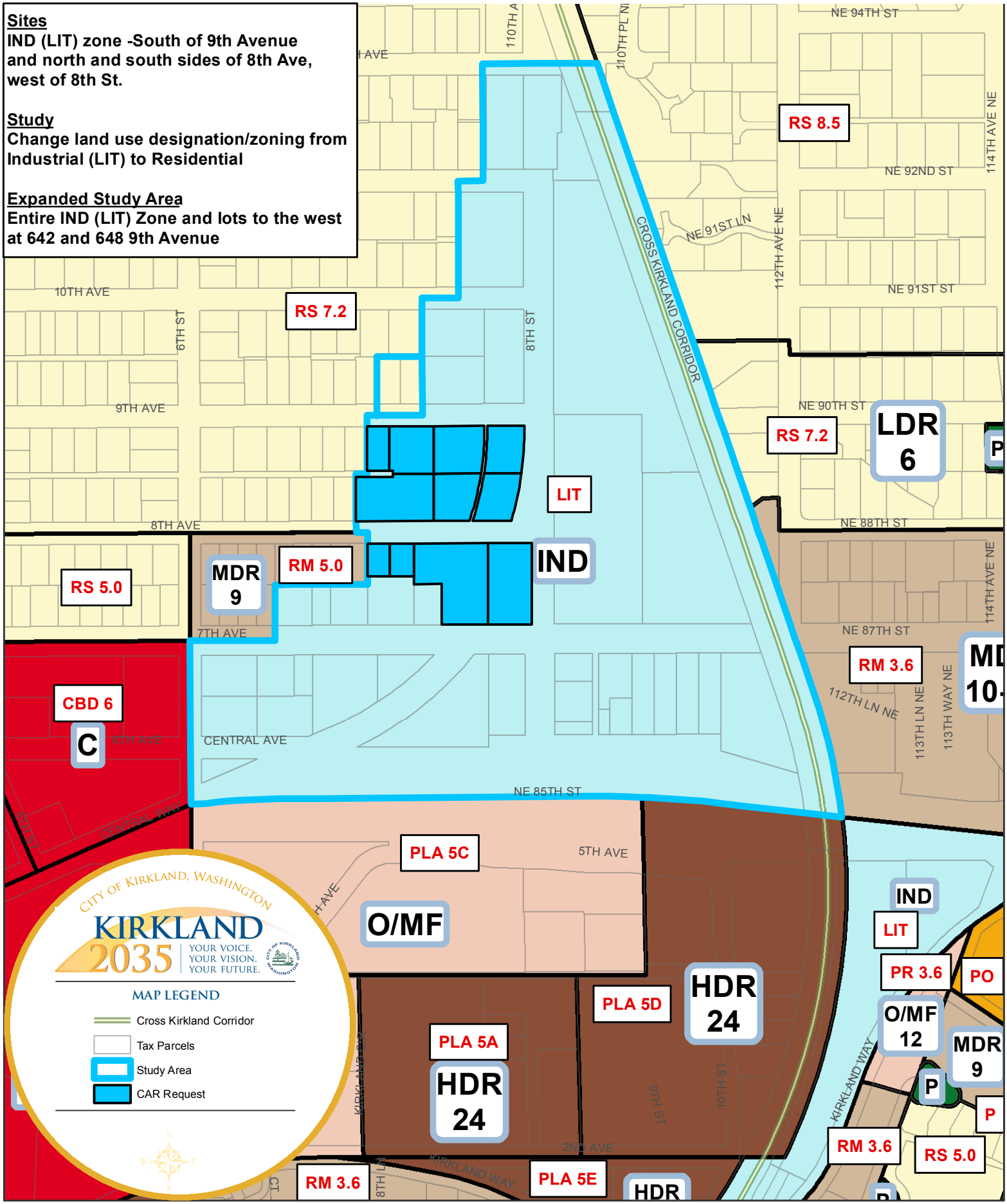
	By re-zoning, commercial traffic would be reduced especially on 8th and 9th avenues as this zoning would establish 8th street as the main access route for the businesses on 8th street. This would certainly improve the quality of life for the residents but more importantly it would dramatically improve the safety in this area. This re-zoning would also eliminate the need to install an adequate buffer between single family homes and industrial buildings. 8th street would provide a "natural" separation of residential and LIT zones. The Norkirk LIT zone is being referred to by many as "the ugly part of Kirkland". Restoring the residential character of the area west of 8th street would make Norkirk and Kirkland more attractive. It also addresses the need for new housing close to downtown Kirkland. While low density will generate a limited amount of new units, those houses would have very high valuations that would benefit Kirkland through property and excise taxes. Further, there is a high demand for single family homes but almost no additional parcels are available. All new constructions close to downtown are multi-family homes or appartments. Several industrial buildings are for sale now, so this would be a good opportunity to implement a zone change. I want to add that an exception should be made for the Cannery on 8th avenue. To my knowledge all neighbors would support a plan for non-residential use if the historic character of the building would be preserved.
1. Based on the above review, consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.	Overall this request would improve safety, make Kirkland more attractive, provide new housing and preserves the character of Norkirk. 1-The Norkirk neighborhood has changed substantially since the initial zoning plan and LIT were established. Now the area surrounding the LIT is packed with single family homes. In fact, single family homes are directly adjacent to industrial buildings on 8th and 9th avenues. 2-Traffic situation has to be addressed to ensure safety of residents and their children. 3- Several industrial buildings are for sale now, so this would be a good opportunity to implement a zone change. 4-This proposal affects the entire Norkirk neighborhood and addresses may goals that are outlined in the Comprehensive Plan for Kirkland.

MCCARRON CAR

Sites
IND (LIT) zone -South of 9th Avenue and north and south sides of 8th Ave, west of 8th St.

Study
Change land use designation/zoning from Industrial (LIT) to Residential

Expanded Study Area
Entire IND (LIT) Zone and lots to the west at 642 and 648 9th Avenue



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CITY OF KIRKLAND

PLANNING AND COMMUNITY DEVELOPMENT
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www.kirklandwa.gov ~ 425.587.3225

APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFOMATION:

A. Applicant Name: Susan McCarron .
B. Mailing Address: 633 9th Avenue Kirkland, WA 98033 .
C. Telephone Number: (425) 803-6964 .
D. Email Address: slmccarron@mac.com .
E. Property Owner Name (if different than applicant): same .
F. Mailing Address: same .
G. Telephone Number: same .
H. Email Address: same .

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

A. Address of proposal: (if vacant provide nearest street names) LIT South of 8th and 9th Avenue .
B. King County Tax Parcel number(s): _____ .
C. Describe improvements on property if any: none _____.
D. Attach a map of the site that includes adjacent street names.
E. Current Zoning on the subject property: LIT .
F. Current land use designation and permitted density shown on the City's land use map. _____.

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

See attached word document

B. Description of the specific reasons for making the request:

See attached word document

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: _____

Name – print: _____

Property owner or Legal Representative? _____

Date: _____

Address: _____

Telephone: _____

B. If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

-Affidavit of Service (OCD-06AB)
-Exhibit A for mailing document
-Exhibit B for hand delivering document
-Methods to Request Changes to Density Land Use Zoning Code Regs

Date	June 19, 2014
To:	City of Kirkland Planning and Community Development
From:	Susan McCarron 633 9th Ave Kirkland, WA 98033 (425) 803-6964
Subject:	2014 Citizen Amendment requests related to Kirkland 2035 Comprehensive Plan Update, Land Use, Zoning Regulations and Zoning Map As we move toward finalizing our 2035 strategy we need to consider the opportunity we have to further increase the "livability" and value of our Kirkland neighborhoods which feed the businesses in downtown Kirkland. To that end, we need to repurpose the light industrial sections of the 8th and 9th Avenues. Today, the NorKirk LIT Zone shares property lines with several residences with no buffer. As someone who shares a fence with one of the businesses for sale, the opportunity to act now is apparent. This request is to evolve the zoning of area to the South Side of 8th Ave and 9th Avenues from Light Industrial to Residential as the businesses come up for sale.

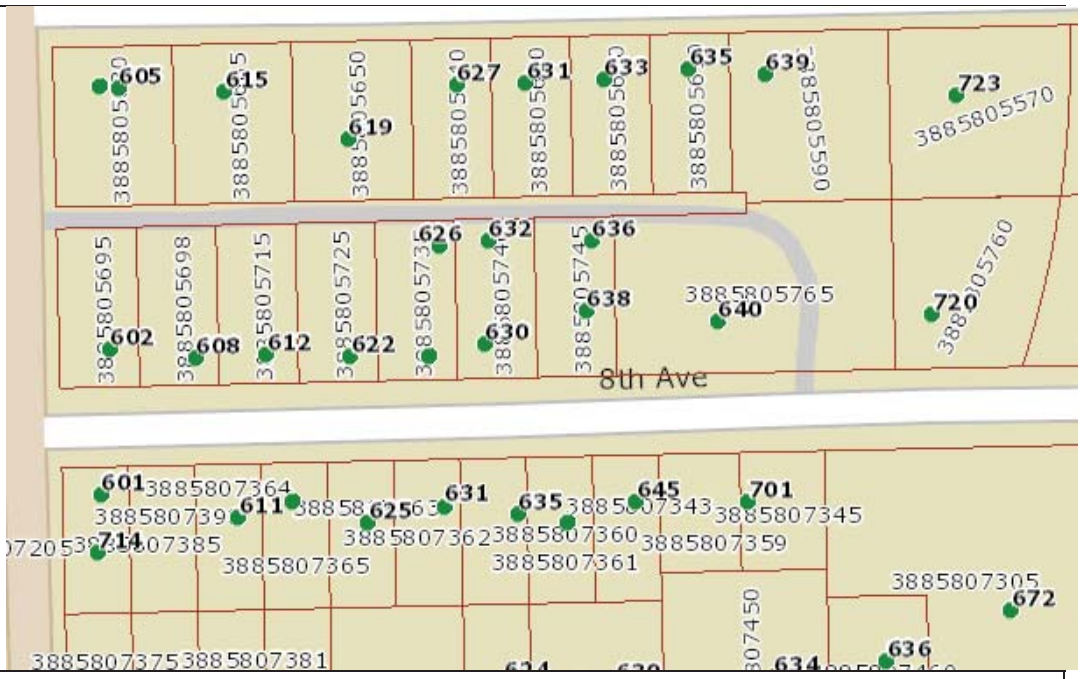
Considerations of this proposal for change in Zoning and Land Use	Proposal demonstrates a strong potential to serve the public interest *And* Conditions have changed since the property was given its current zoning

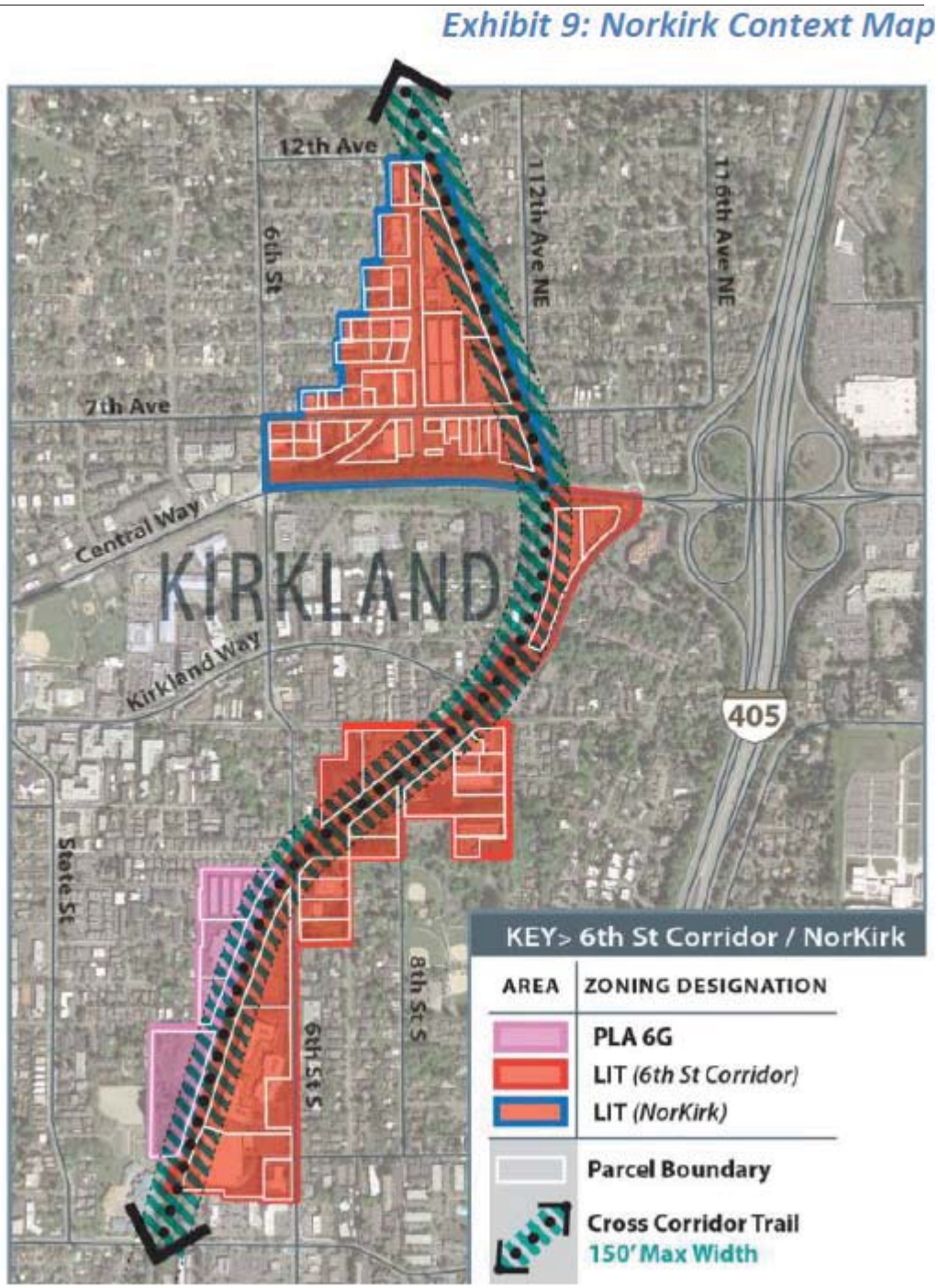
1. Contact Information

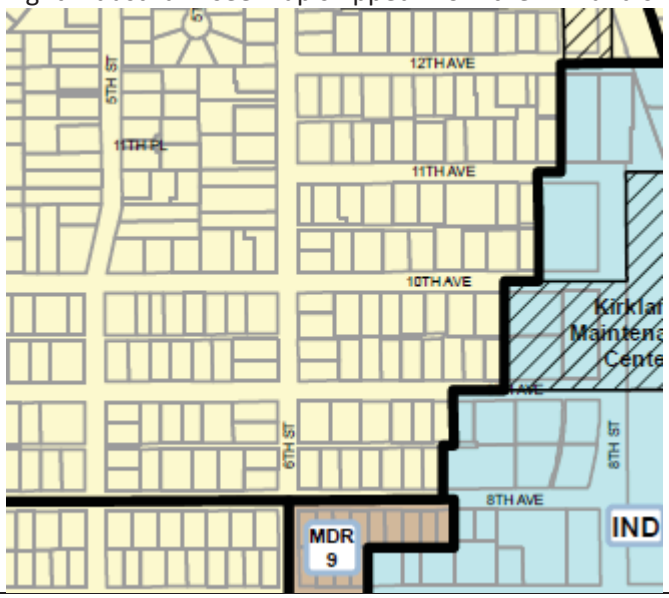
A. Applicant Name:	Susan McCarron
B. Mailing Address:	633 9th Ave, Kirkland WA 98033
C. Telephone Number:	425-803-6964
D. Email Address:	slmccarron@mac.com
E. Property Owner Name:	Same as above
F. Mailing Address:	Same as above
G. Telephone Number:	Same as above
H. Email Address:	Same as above

II. Property Information:

Address of Proposal:	8th Avenue and 9th Avenue of the NorKirk LIT Zone

King County Tax Parcel Numbers:	
Describe Improvements on Property if Any:	There are currently no improvements seen on these properties.

Attach a map of the site that includes adjacent street names:	
Current zoning on the subject property:	Light Industrial

Current land use designation and permitted density shown on the City's land us map	Light Industrial – see map snipped from the Kirkland's Land Use map 

III. Request Information and Reasons:

A. Description of requests:	As we move toward finalizing our 2035 strategy we need to consider the opportunity we have to further increase the "livability" and value of our Kirkland neighborhoods which feed the businesses in downtown Kirkland. To that end, we need to repurpose the light industrial sections of the 8th and 9th Avenues. Today, the NorKirk LIT Zone shares property lines with several residences with no buffer. As someone who shares a fence with one of the businesses for sale, the opportunity to act now is apparent. This request is to evolve the zoning of area to the South Side of 8th Ave and 9th Avenues from Light Industrial to Residential as the businesses come up for sale.
B. Description of the specific reasons for making the request:	• Increase the residential base in an area with direct access and heavy utilization of the downtown businesses and resources. • Provide additional housing opportunities to not only increase the inventory needed near the downtown areas of Kirkland but potentially plan affordable housing options for folks who can't afford a single family home in the current environment. • Address current issues (parking, safety, neighborhood value) in the neighborhood. • A reply to one of my emails about the recent zoning concerns related to retail marijuana in LIT, Jay Arnold suggested we take a look at re-zoning the area based on his increased knowledge of this specific neighborhood and understanding of the neighborhood demographics and uses.

	• The timing is right with several of the key businesses making up the LIT being either for sale or being positioned for sale.
C. Based on the above review, consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.	With the recent activities of our NorKirk Action team, it is crystal clear we are very proud and passionate about our neighborhood and Kirkland as a whole. The upcoming transition of ownership of some of the major pieces of property immediately adjacent to the residences provides us a perfect window to rezone the LIT and grow the neighborhood to support all the great downtown businesses that are so easily accessible from our neighborhood. The shift of this area to residential will not only increase the strength of the community but also increase the number of Kirkland residences who keep our city vibrant and a destination spot for those who come from other areas to enjoy it. Let's extend the residential footprint so we can all benefit from additional, passionate Kirkland residents who can help us all continue to transform our city into 2035.

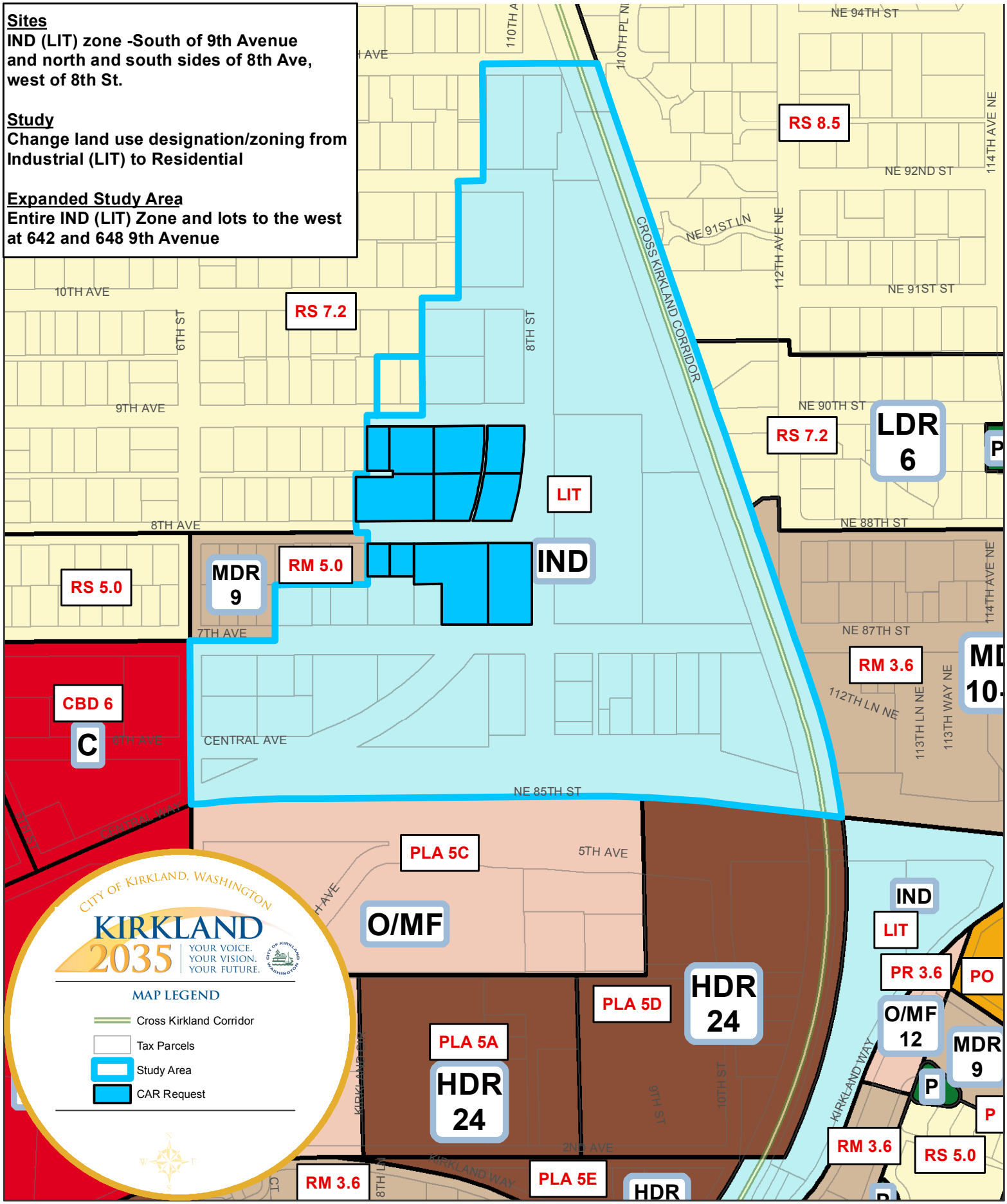
REICHHELM CAR

Attachment 4

Sites
IND (LIT) zone -South of 9th Avenue and north and south sides of 8th Ave, west of 8th St.

Study
Change land use designation/zoning from Industrial (LIT) to Residential

Expanded Study Area
Entire IND (LIT) Zone and lots to the west at 642 and 648 9th Avenue



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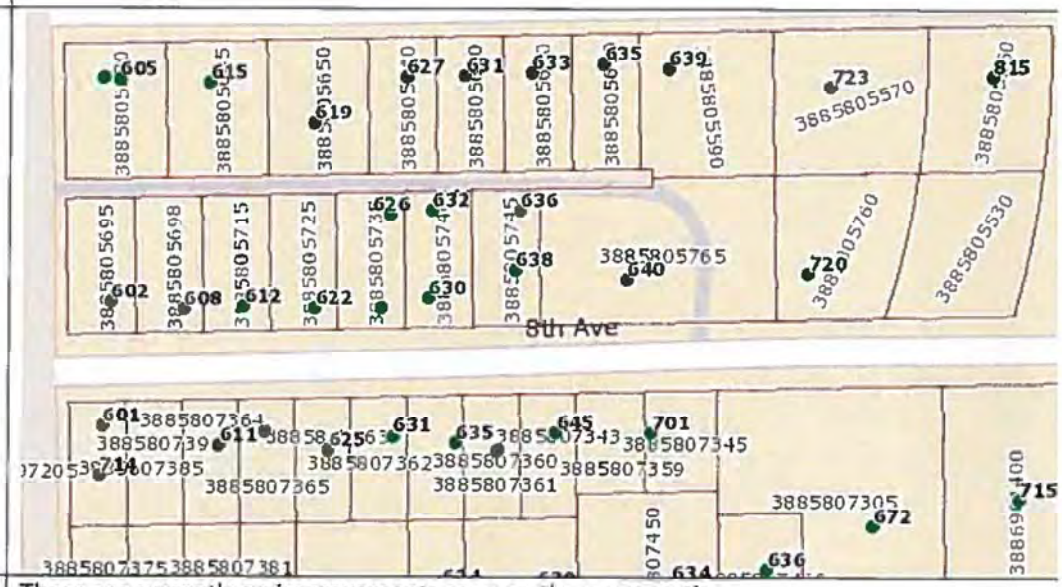
Date	June 16, 2014
To:	City of Kirkland Planning and Community Development
From:	Christy Reichhelm 638 8th Ave Kirkland, WA 98033 (425) 307-1862
Subject:	**2014 Citizen Amendment requests related to Kirkland 2035 Comprehensive Plan Update, Land Use, Zoning Regulations and Zoning Map** It is time to re-think and move the light industrial sections of the 8th and 9th Avenues, to better meet the neighborhood needs and market conditions. The NorKirk LIT Zone sits right up against single family residences with no buffer. Several properties in the LIT Zone are coming up for sale and it is a perfect time to rethink the zoning and land use of this area for the betterment of our Neighborhood and Kirkland. This Citizen Amendment includes the following requests: 1. Evolve the zoning of 8th Ave as well as the south side of 9th from Light Industrial to Residential over the long term 2. Restrict the use of the Alley, between 8th Ave and 9th Ave, , from 6th street to the east end of the alley, to residential use only
Attachments:	Citizen Amendment form also filled in, attached and Signed

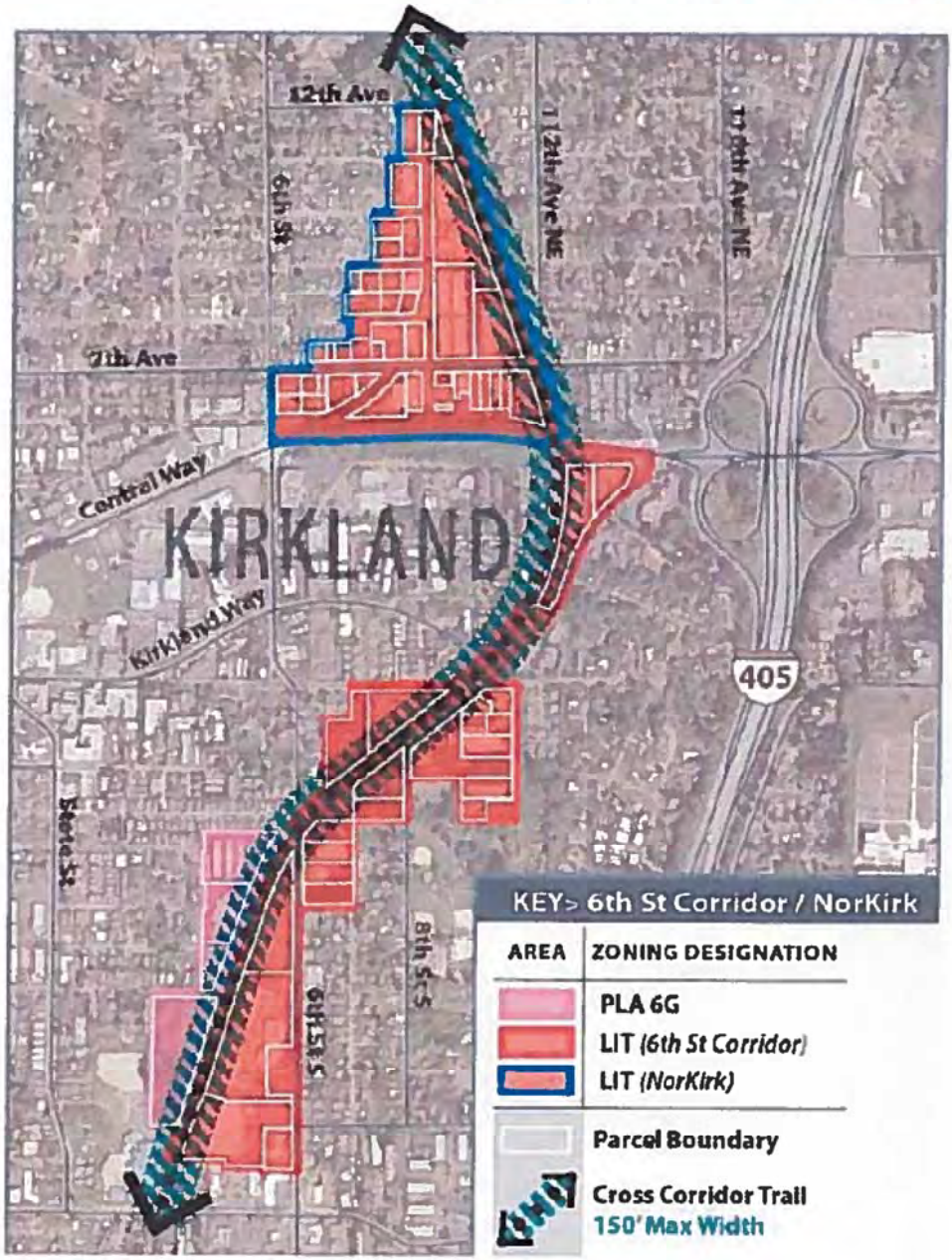
Considerations of this proposal for change in Zoning and Land Use	Proposal demonstrates a strong potential to serve the public interest *And* Conditions have changes since the property was given its current zoning

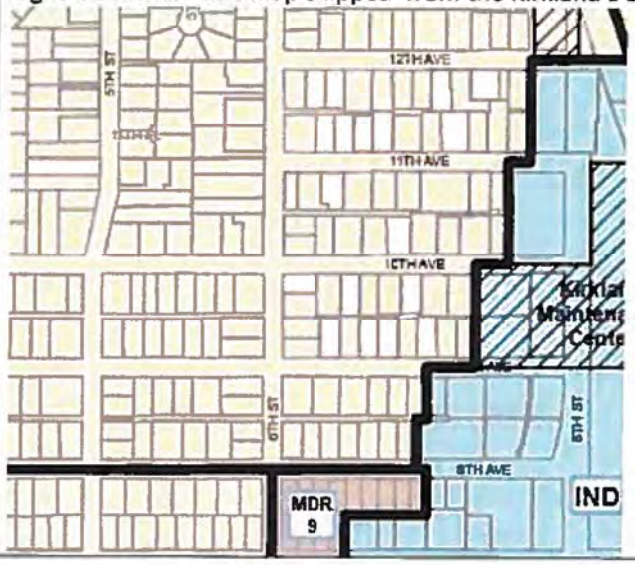
1. Contact Information

A. Applicant Name:	Christy Reichhelm
B. Mailing Address:	638 8th Ave, Kirkland WA 98033
C. Telephone Number:	425-307-1862
D. Email Address:	ChristyRei@Hotmail.com
E. Property Owner Name:	Same as above
F. Mailing Address:	Same as above
G. Telephone Number:	Same as above
H. Email Address:	Same as above

II. Property Information:

Address of Proposal:	8th Avenue and 9th Avenue of the NorKirk LIT Zone
King County Tax Parcel Numbers:	
Describe Improvements on Property if Any:	There are currently no improvements seen on these properties.

Attach a map of the site that includes adjacent street names:	*Exhibit 9: Norkirk Context Map* 
Current zoning on the subject property:	Light Industrial

Current land use designation and permitted density shown on the City's land us map	Light Industrial – see map snipped from the Kirkland's Land Use map 

III. Request Information and Reasons:

A. Description of requests:	It is time to re-think and move the light industrial sections of the 8th and 9th Avenues, to better meet the neighborhood needs and market conditions. The NorKirk LIT Zone sits right up against single family residences with no buffer. Several properties in the LIT Zone are coming up for sale and it is a perfect time to rethink the zoning and land use of this area for the betterment of our Neighborhood and Kirkland. This request includes following requests: 1. Evolve the zoning of 8th Ave as well as the south side of 9th from Light Industrial to Residential over the long term 2. Restrict the use of the Alley, between 8th Ave and 9th Ave, , from 6th street to the east end of the alley, to residential use only
B. Description of the specific reasons for making the request:	• Harmonize the neighborhood and its uses • Keep up with the housing inventory needed near the downtown areas of Kirkland • Address current issues in the neighborhood along with uncertainty for residential neighbors when LIT Zone properties go up for sale • Both Dave Asher and Jay Arnold have suggested to our NorKirk Action team, that we start looking at re-zoning based on all of the learning we did through the zoning amendments for Marijuana Retail.

C. Based on the above review, consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.	With the power of our neighborhood, my neighbors and I have been very involved with our NorKirk neighborhood and our action team as we have gotten together to share our feedback and neighborhood desires in terms of the proposed marijuana retail in our NorKirk LIT Zone. Through our work together we have discovered that our neighborhood and our infrastructure do not always offer the support needed for the types of LIT Businesses currently outlined in the Zoning. Based on this and all of the learning that has come out of this great group of residents who have all invested in making this a better neighborhood, it is time to investigate better land uses that capitalizes on the existing infrastructure and neighborhood. Based on quite a few of the industrial properties coming up for sale, including the Cannery, which we would hate to lose, it is time to look at better alternatives for the neighborhood, not only for the long term, but also the short term.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:	Christy Reichhelm Property Owner of: 638 8th Ave, Kirkland WA 98033 Phone (425) 307-1862 Email: ChristyRei@hotmail.com

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 ~ www.kirklandwa.gov

MEMORANDUM

Date: April 16, 2014
To: Interested Parties
From: Planning Department
Subject: 2014 CITIZEN AMENDMENT REQUESTS RELATED TO KIRKLAND 2035 COMPREHENSIVE PLAN UPDATE, LAND USE, ZONING REGULATIONS AND ZONING MAP

With the review of the Kirkland 2035 Comprehensive Plan update, the City will be considering changes to its existing Plan goals and policies, land use and/or related zoning. The Department of Planning and Community Development is accepting applications as part of the Plan Update for an individual wanting to change the Comprehensive Plan, Zoning Map or zoning regulations pertaining to a specific property.

For information about the 2035 Comprehensive Plan update process visit http://www.kirklandwa.gov/Community/Kirkland2035.htm

I. HOW TO APPLY AND WHAT IS THE DEADLINE FOR SUBMITTING A REQUEST?

If you would like to submit a Citizen Amendment Request, please read the following information.

Application request forms need to be submitted no later than **5:00 p.m. on Friday June 20, 2014** to Angela Ruggeri at the Kirkland Department of Planning and Community Development at 123 5th Avenue, Kirkland WA 98003 or by email at aruggeri@kirklandwa.gov. For questions or more information, contact Angela Ruggeri by email or at 425-587-3256. There is no fee for the request.

II. WHO MAY PROPOSE AN AMENDMENT?

Any individual, property owner, neighborhood organization, or other group may propose to amend the Comprehensive Plan, Zoning Map or development regulations pertaining to a specific property. If the property owner or property owner's representative is not making the request, then the property owner must be notified of the request in writing (see attached Affidavit of Service).

III. WHAT IS AN APPROPRIATE AMENDMENT REQUEST PROPOSAL?

A citizen may request to amend the Comprehensive Plan, Zoning Map or Zoning Code for a site specific property. A request that involves a significant major policy change in a neighborhood may be deferred to a future update to the applicable neighborhood plan or Comprehensive Plan update.

IV. WHAT WILL BE THE REVIEW PROCESS TO CONSIDER AMENDMENT REQUESTS?

The table below describes the general review process the City will use to decide which requests will be
included for further study as part of the Comprehensive Plan Update. Please note that time frame is
subject to change:

Deadline and Review Process Time Frame

Deadline for submittal of citizen amendment requests June 20, 2014
Planning Commission will make recommendation on which requests to study
and then City Council will make final decision
July-August 2014
Planning Commission will study citizen amendment requests Sept-Dec 2014
Planning Commission will hold public hearing on the requests as part of Draft
Plan and then make recommendation to the City Council
Jan 2015
Preparation of Environmental Impact Statement including the requests Aug 2014-May 2015
City Council will make final decision on requests as part of adoption of the Plan
Update
July 2015

The staff report in the Planning Commission packet for each meeting can be viewed at
http://www.kirklandwa.gov/depart/planning/Planning_Commission.htm.

V. WHAT CONSIDERATIONS WILL BE USED TO REVIEW THE CITIZEN AMENDMENT REQUESTS?

The City will consider the following in evaluating whether to study the request as part of the Plan
Update:

- The City has the resources, including staff and budget, necessary to review the proposal; and
- One or more of the following:
  - Proposal corrects an inconsistency within or makes a clarification to a provision of the Comprehensive Plan; or
  - **Proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan**; or
  - Proposal shows a substantial relation to public health, safety, or welfare; or
  - **Conditions have substantially changed since the property was given its current zoning.**

CITY OF KIRKLAND

PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFOMATION:

A. Applicant Name: Christy Reichhelm

B. Mailing Address: 638 8th Ave. Kirkland WA 98033
C. Telephone Number: (425) 307-1862.
D. Email Address: ChristyRei@Hotmail.com
E. Property Owner Name (if different than applicant): Same as above
F. Mailing Address: Same as above
G. Telephone Number: Same as above
H. Email Address: Same as above
Note: If the applicant is the property owner, or is representing the property owner, then theproperty owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City. A link to the Planning Commission packet containing the staff report will be sent byemail unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

A. Address of proposal: (if vacant provide nearest street names) 8th Avenue and 9th Avenue of the NorKirk LIT Zone
B. King County Tax Parcel number(s): See attached parcel map snipped from King County website
C. Describe improvements on property if any:
D. Attach a map of the site that includes adjacent street names. See attached map snip
E. Current Zoning on the subject property: LIT.
F. Current land use designation and permitted density shown on the City's land use map. See attached Map

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

It is time to re-think and move the light industrial sections of the 8th and 9th Avenues, to better meet the neighborhood needs and market conditions.

The NorKirk LIT Zone sits right up against single family residences with no buffer. Several properties in the LIT Zone are coming up for sale and it is a perfect time to rethink the zoning and land use of this area for the betterment of our Neighborhood and Kirkland.

This Citizen Amendment Form includes the following requests:

3. Evolve the zoning of 8th Ave as well as the south side of 9th from Light Industrial to Residential over the long term

4. Restrict the use of the Alley, between 8th Ave and 9th Ave, , from 6th street to the east end of the alley, to residential use only

B. Description of the specific reasons for making the request:

- Harmonize the neighborhood and its uses
- Keep up with the housing inventory needed near the downtown areas of Kirkland
- Address current issues in the neighborhood along with uncertainty for residential neighbors when LIT Zone properties go up for sale

- Both Dave Asher and Jay Arnold have suggested to our NorKirk Action team, that we start looking at re-zoning based on all of the learning we did through the zoning amendments for Marijuana Retail.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

With the power of our neighborhood, my neighbors and I have been very involved with our NorKirk neighborhood and our action team as we have gotten together to share our feedback and neighborhood desires in terms of the proposed marijuana retail in our NorKirk LIT Zone.

Through our work together we have discovered that our neighborhood and our infrastructure do not always offer the support needed for the types of LIT Businesses currently outlined in the Zoning. Based on this and all of the learning that has come out of this great group of residents who have all invested in making this a better neighborhood, it is time to investigate better land uses that capitalizes on the existing infrastructure and neighborhood.

Based on quite a few of the industrial properties coming up for sale, including the Cannery, which we would hate to lose, it is time to look at better alternatives for the neighborhood, not only for the long term, but also the short term.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: Christy Reichhelm

Name – print: Christy Reichhelm

Property owner or Legal Representative? Property Owner of 638 8th Ave, Kirkland WA 98033

Date: June 18, 2014

Address: 638 8th Ave, Kirkland, WA 98033

Telephone: (425) 307-1862