



**CITY OF KIRKLAND**  
**Planning and Community Development Department**  
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**CITY OF KIRKLAND**  
**COMPREHENSIVE PLAN UPDATE**  
**NOTICE OF PUBLIC OPEN HOUSES AND PUBLIC HEARINGS**

**SUBJECT:** THE KIRKLAND PLANNING COMMISSION AND HOUGHTON COMMUNITY COUNCIL WILL HOLD PUBLIC OPEN HOUSES AND PUBLIC HEARINGS TO RECEIVE COMMENTS ON PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN, ZONING CODE, MUNICIPAL CODE, AND ZONING MAP. THE TRANSPORTATION COMMISSION WILL ALSO BE IN ATTENDANCE TO TAKE COMMENTS ON THE TRANSPORTATION ELEMENT. THE CITY SEPA OFFICIAL WILL HOLD A HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE COMPREHENSIVE PLAN UPDATE UNDER CHAPTER 197-11 WAC.

**LOCATION:** Citywide, except Citizen Amendment Requests which are site specific study areas

**APPLICANT:** City of Kirkland, Department of Planning and Community Development

**PUBLIC OPEN HOUSES AND HEARINGS:** Will be held at the following dates and times (or as soon thereafter) in the City Council Chamber at 123 5th Avenue. The public is encouraged to attend the following meetings to provide comment on the proposed amendments that will affect future land uses within the City.

**June 25, 2015**

**Open House from 5:00-7:00 pm. Public Hearing at 7:00 pm**

Topics: Element Chapters (except tables in Capital Facilities); Neighborhood Plan amendments for Bridle Trails, South Rose Hill, Moss Bay, Everest, Juanita, and Kingsgate (new); Citizen Amendment Requests or Comprehensive Plan amendment to rezone property for Newland, Waddell, Nelson/Cruikshank study areas, and MRM request.

**July 9, 2015**

**Public Hearing at 7:00 pm**

**Environmental Impact Statement (EIS) for Comprehensive Plan Update**

**July 23, 2015**

**Open House and Community Meeting from 5:00-7:00 pm**

**Public Hearing at 7:00 pm**

Topics: Neighborhood Plan amendments for Norkirk, North Rose Hill, NE 85<sup>th</sup> ST Subarea, Highlands; Citizen Amendment Requests to rezone property for Basra, Griffis, Walen and Norkirk Light Industrial study areas; and Totem Lake Planned Action EIS community meeting.

**August 13, 2015**

**Open House from 5:00-7:00 pm. Public Hearing at 7:00 pm**

Topics: Totem Lake Business District Plan; Citizen Amendment Requests to rezone property for Morris, Rairdon, Astronics, Totem Commercial Center, Evergreen Healthcare study areas; tables in Capital Facilities Element and Totem Lake Planned Action EIS public hearing.

**PROPOSED AMENDMENTS:** (summarized below; see website or file for draft amendment text)

- **Comprehensive Plan Element Chapters:** Introduction, Vision, General, Community Character, Natural Environment, Land Use, Housing, Economic Development, Transportation, Parks, Recreation and Open Space, Utilities, Public Services, Human Services, Capital Facilities, Implementation Strategies, and Appendices.
- **Neighborhood Plans:** Lakeview, Central Houghton, Market and Market Street Corridor (figures and maps only), Bridle Trails, Moss Bay, Everest, North Rose Hill, NE 85<sup>th</sup> Street Subarea, South Rose Hill, Totem Lake Business District Plan, North/South Juanita, Norkirk, Highlands, and Kingsgate. May include related amendments to the Zoning Code and Zoning Map.
- **Zoning Code and Municipal Code:** KZC Section 10.35.3 (Zoning Boundary Interpretation) KZC 142.35 (Design Review) and KMC 3.30.040 (Design Guidelines adopted by reference).
- **Citizen Amendment Requests for Reclassification of Land, Zoning Code, or Map amendments:**

**Juanita Neighborhood:**

Newland request study area at 12625, 12717, 12361 100<sup>th</sup> Avenue NE from low density single family (RSX 7.2 zone) to medium density multifamily (RM 3.6 zone).

**Norkirk Neighborhood:**

Norkirk Light Industrial Technology (LIT) Zone -Study various properties in Norkirk light industrial area to rezone 642 and 648 9th Ave from residential (RS 7.2 zone) to light industrial technology (LIT zone); rezone other portions of industrial area to single family or multifamily zone which would reduce industrial boundary zone; allow live/work lofts in the LIT zone; consider uses and buffer transitions between industrial and residential area (RS zone).

**Moss Bay Neighborhood:**

Waddell request at 220-6<sup>th</sup> Street and remaining area in Planned Area 5C zone to remove residential recreational open space requirement found in the Zoning Code.

Nelson/Cruikshank request at 202 & 208 2nd St. South and 207 & 211 3<sup>rd</sup> St. South and remaining study area in Planned Area 6C to rezone from low density residential (PLA 6C zone) to medium density multifamily (PLA 6A zone); study related changes to CBD 3 and CBD 4 development standards.

**North Rose Hill Neighborhood:**

Basra request at 8626 122<sup>nd</sup> Ave NE and study area in North Rose Hill LIT zone rezone from light industrial (LIT zone) to commercial (RH zone).

Griffis request and study area at 8520 131<sup>st</sup> Ave NE, 8519 132<sup>nd</sup> Ave NE, 8519, 8525 and 8526-131<sup>st</sup> Ave NE to rezone from low density single family (RSX 7.2 zone) to office (RH 8 zone).

Walén request at 11680 Slater Ave (NRH 5 zone), study area in NRH 5, 6 and surrounding high density multifamily area (RM 1.8 zone) to allow limited commercial use.

**Totem Lake Neighborhood:**

Totem Commercial Center request at 12700-12704 NE 124<sup>th</sup> Street and remaining area in TL 7 zone north of NE 124<sup>th</sup> Street, south of the Cross Kirkland Corridor and west of 135<sup>th</sup> Ave NE to increase height and range of uses within TL7 zone.

Rairdon request and study area at 12601-132<sup>nd</sup> Place NE and 130XX-132<sup>nd</sup> Place NE (vacant) to rezone industrial (TL 9A) and medium density multifamily residential (TL 9B zone) parcels to industrial/commercial (TL 7 zone).

Morris request at 132XX NE 126<sup>th</sup> Place and study area to rezone from industrial (TL 7 zone) to medium density multifamily residential (RMA 3.6 zone) and increase building height.

Astronics Corporation request at vacant parcel north of 12950 Willows Rd NE to increase building height in TL 7 industrial zone.

Evergreen Healthcare request at 13014-120<sup>th</sup> Ave NE to rezone from high density multifamily (TL 1B) to institutional (TL 3) zone.

- **Other Comprehensive Plan Amendments:**

**Moss Bay Neighborhood:**

MRM request at 434 Kirkland Ave and remaining area in CBD 5 zone to allow a greater percent of housing and potentially increase building height.

**PUBLIC COMMENT:** During the hearing, anyone may speak or submit written comments. Before the hearing, written comments may be submitted to the Planning Commission in care of Teresa Swan, [tswan@kirklandwa.gov](mailto:tswan@kirklandwa.gov) of the Planning Department. Please refer to File No. CAM13-00465 and include your name, mailing address and email address. The Planning Commission will prepare a recommendation to the City Council for their final decision at a public meeting (The date has not been set).

**FOR MORE INFORMATION:** You may view the official file (CAM13-00465) in the Planning Department, or contact project planner, Teresa Swan, at (425) 587-3258, [tswan@kirklandwa.gov](mailto:tswan@kirklandwa.gov). More information is also available at [www.kirklandwa.gov/Kirkland2035](http://www.kirklandwa.gov/Kirkland2035)

People requiring a disability accommodation may call (425) 587-3000 or for TTY service call (425) 587-3111 prior to the hearing.

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