



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3600 - www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Angela Ruggeri, AICP, Senior Planner
Eric R. Shields, AICP, Planning Director

Date: July 7, 2017

Subject: **PROPOSED COMPREHENSIVE PLAN, ZONING AND MUNICIPAL CODE AMENDMENTS RELATED TO THE HOUGHTON/EVEREST NEIGHBORHOOD CENTER (FILE CAM16-02742)**

I. RECOMMENDATIONS

- Receive information on remaining questions asked at the Council Study Session on June 6, 2017 relating to the Houghton/Everest Neighborhood Center Plan amendments.
- Direct staff to make any required changes to amendments.

II. BACKGROUND

The recommendations from the Planning Commission (PC) and Houghton Community Council (HCC) on the Houghton/Everest Neighborhood Center Plan amendments were presented to the City Council at the Study session on June 6, 2017. The Council asked that clarification of seven items be brought to the July 5, 2017 Council meeting.

The discussion of these items was not completed at the July 5 meeting. Staff was asked to do more research on transportation options and the link between traffic and land use for the Neighborhood Center. This research will require additional time and will be brought to a Council meeting in August or September.

There were three items on the list that were not discussed. They are explained below and staff requests direction from Council on how to proceed with these issues.

III. CLARIFICATION OF PROPOSED HOUGHTON/EVEREST NEIGHBORHOOD CENTER AMENDMENTS

1. Step Back Requirement

PC and HCC Recommendation: The proposed zoning states: Adjacent to NE 68 Street, 106th Avenue NE, 108th Avenue NE and 6th Street South and the Cross Kirkland Corridor (CKC), any portion of a structure greater than two stories in height must be stepped back from the façade below by an average of 15' with a minimum step back of 5'.

The Design Review Board is authorized to allow rooftop deck and/or garden structures within the step back area.

Council Direction/Questions: Councilmembers asked for an explanation of how this regulation would work and whether there is a definition of "step back" in the Zoning Code.

The step back requirement states that for building elevations adjacent to a street or the CKC, the 3rd story must be stepped back from the façade below (2nd story facade) a minimum of 5' with an average 15' step back.

Example: If half of the 3rd story is stepped back 5', the remaining half of the 3rd story must be stepped back 25', so that the average step back is 15'.

Staff feels that the descriptive language in this regulation is the equivalent of a definition; however there is also a definition of step back in the design guidelines that could be included in the Zoning Code.

Does the Council wish to see an amendment adding a definition for "step back" to the Zoning Code?

2. Residential Suites

PC and HCC Recommendation: Residential suites were not included in the recommendation.

Council Direction/Questions: The City Council asked for information on Residential Suites.

A. Zoning Code definition of "Residential Suites":

A structure containing single room living units with a minimum floor area of 120 square feet and maximum floor area of 350 square feet offered on a monthly basis or longer where residents share bathroom and/or kitchen facilities.... For purposes of zones where minimum density or affordable housing is required, each living unit shall equate to one (1) dwelling unit.

NOTE: There is no incentive to build residential suites in zones where there is a density limit since they are counted as one dwelling unit per the above definition.

B. The following requirements are included for residential suites in the CBD zones where Residential Suites are allowed:

- Parking requirement is 0.5 stalls/unit plus one/on site employee, if a parking management plan is approved by the City, implemented by the property owner and recorded with King County;

- Otherwise the parking requirement is one stall/unit plus one stall/on site employee;
- Development shall be LEED gold or equal standard;
- A common living area must be provided for residents.

C. Residential Suite Trip Generation Comparison

- Average residential suite PM peak hour vehicle trip generation rate: 0.127 trips/residential suite unit.
- Average multifamily PM peak hour vehicle trip generation rate: 0.58 trips/dwelling unit;

Approximately 4.5 residential suites generate the same number of PM Peak Hour Vehicle Trips as one average multifamily unit.

D. Square Footage - Residential Suites Compared to Traditional Units

The following is a comparison of the average square footage for residential suites and multifamily units at the Arete development in downtown Kirkland. This comparison includes square footage for shared areas such as hallways and community areas used for kitchen facilities and entertainment.

- Average square footage needed for a residential suite unit including common space: 275 square feet.
- Average square footage needed for a multifamily unit including common space: 781 square feet.

Including common areas, approximately 2.8 residential suite units at Arete occupy the same square footage as one multifamily unit.

- E. The comparisons of vehicle trip generation and square footage requirements shown in C and D above indicate that residential suite developments generate less PM peak hour vehicle trips than multifamily developments with the same square footage.

Does the Council wish to consider an amendment to allow residential suites in the Houghton Everest Business District? If so, in which zones?

3. 20,000 Square Foot Grocery, Pharmacy or Hardware Store Requirement

PC and HCC Recommendation: Structure height may be increased to 35' above ABE if;

- (1) The development includes a grocery store, hardware store, or drugstore containing at least 20,000 square feet of gross floor area.
- (2) The development is approved by the Design Review Board.

The plan includes public gathering places, community plazas and public art. At least one of these public areas must measure a minimum of 1500 square feet with a minimum width of 30'.

- (3) The commercial floor shall be a minimum of 13 feet in height.
- (4) Maximum allowed lot area per residential dwelling unit is 900 square feet.
- (5) Development shall comply with City approved green building standards.
- (6) If the project contains dwelling units, at least 10% of the units must be affordable per Chapter 112 of the Kirkland Zoning Code.

Council Direction/Questions: Councilmembers expressed concern that this requirement for one 20,000 square foot grocery store, hardware store or drugstore per development would allow a property owner to aggregate property on both sides of NE 68th Street and only develop one 20,000 square foot store. Staff was asked to provide alternatives that would prevent this from happening.

Alternatives to PC and HCC Recommendation:

- A. Only allow the 5' height bonus (35 foot height allowance) on the side of the N.E 68th Street where a 20,000 square foot grocery store, hardware store or pharmacy is located.
- B. Require at least one 20,000 square foot grocery store, hardware store, or drug store for each development up to 4 acres in size. Require a second store for each development greater than 4 acres in size. (Council could also include a minimum size such as requiring a 20,000 square foot store if the development is between 1 acre and 4 acres, as an example)

Size of existing sites:

- PCC site is 2.20 acres
- Corner site with Menchie's is .98 acres
- Met Market site is 4.34 acres
- Starbuck's site is .26 acres

Examples of existing stores sizes:

- Met Market – Existing store 28,136 square feet, company preferred size 35,000 square feet
- PCC – Existing store 12,000 square feet, company preferred size 25,000
- Bartell's – Existing store 8,200 square feet, company preferred size 12,000 square feet
- McLendon Hardware in Woodinville – Existing store 19,000 square feet

Does the Council wish to see amendments that allow buildings up to 35 feet in height only on the side of NE 68th St where a 20,000 square foot store is located?

cc: Planning Commission
Houghton Community Council