



CITY OF KIRKLAND
PLANNING AND BUILDING DEPARTMENT
123 FIFTH AVENUE, KIRKLAND, WA 98033
425.587.3600 - www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Jeremy McMahan, Deputy Planning & Building Director
Adam Weinstein, AICP, Planning & Building Director

Date: July 24, 2020

Subject: Adoption of 2020-2022 Planning Work Program, File No. PLN20-00008

Recommendation

Adopt the 2020-2022 Planning Work Program by resolution.

Background

The Planning Work Program guides the Planning and Building Department's work over the next three years on long-range planning projects that will help shape the future of Kirkland. The Work Program lists all long range planning tasks. While many of these tasks involve Planning Commission and City Council review, some are strictly administrative.

The Planning Commission met on July 9 to develop their recommendations on the 2020-2022 Work Program. The City Council reviewed the draft Work Program and Commission recommendations during a joint meeting with the Planning Commission on July 21, 2020.

The following summarizes key discussion points:

- General support for the equity focus of the projects in the Work Program.
- Affordable housing strategies continue to be a top priority. The Work Program includes a number of large initiatives, including Kingsgate Transit Oriented Development (TOD), neighborhood plans, the Station Area Plan, and the Bridle Trails neighborhood center that have the opportunity to contribute significant affordable housing supply. All of these projects, particularly the Station Area Plan, can function as pilots for many of the initiatives identified in the Housing Strategy Plan. Lessons learned in these projects can be expanded to other parts of the City.
- The Council expressed a continued interest in identifying numerical affordable housing goals (for affordable units built under inclusionary zoning rules, along with missing middle housing and accessory dwelling units), and then tracking progress toward meeting these goals. Staff will continue to work on developing appropriate reporting tools and metrics.
- The Council agreed with the Planning Commission on the topic of school capacity challenges. Staff has worked with the Lake Washington School District on innovative

concepts for urban schools and has engaged District staff early in the Station Area planning process to identify impacts associated with the Station Area development as well as how the planning effort can integrate new school facilities. Ongoing discussions about the issue should continue and new Work Program items may emerge from those discussions as possible solutions.

- As Council considers the Sustainability Master Plan (SMP), projects like high performance buildings may emerge as priorities for inclusion in the Work Program. The attached Work Program identifies a potential project in 2021, pending direction from the SMP.
- Council also made useful comments about the approach to revising the regulations governing development in the Holmes Point Overlay and revisiting the regulations for the Norkirk light industrial district in light of past planning work for the zone.
- Staff will await further direction from Council regarding potentially revisiting the recently-adopted missing middle housing code amendments in the context of Houghton Community Council's veto of the legislation.

Attachments

1. 2020-2022 Draft Work Program
2. Resolution R-5442

PROPOSED 2020-2022 PLANNING WORK PROGRAM

Significant Staff Implementation

| START | TASK | TOPIC | PC Review? | Underway? | SIZE | Affordability | DESCRIPTION | PM | 2020 | | | | 2021 | | | | 2022 | | | |
|-----------|------|---|------------|-----------|------|---------------|--|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| | | | | | | | | | 1st Qtr. | 2nd Qtr. | 3rd Qtr. | 4th Qtr. | 1st Qtr. | 2nd Qtr. | 3rd Qtr. | 4th Qtr. | 1st Qtr. | 2nd Qtr. | 3rd Qtr. | 4th Qtr. |
| 2018-2019 | 1 | Tree Code Amendments | Y | Y | XL | | Comprehensive update of Chapter 95 of the Kirkland Zoning Code | Powers | | | | | | | | | | | | |
| | 2 | Shoreline Master Program Update | Y | Y | XL | | State mandated periodic update, includes consistency updates to critical area regulations | Geitz | | | | | | | | | | | | |
| | 3 | Rooftop Amenities | Y | Y | M | | Modify height regulations to facilitate development of common space on multifamily and commercial roofs | Zike | | | | | | | | | | | | |
| | 4 | Sustainability Master Plan | N | Y | L | | Coordinate various plans with sustainability elements and ensure that sustainability is consistently integrated into all City activities | Barnes | | | | | | | | | | | | |
| | 5 | Kingsgate Park & Ride | Y | Y | L | Y | Develop zoning regulations and design guidelines to facilitate Sound Transit garage and TOD development of the site | Coogan | | | | | | | | | | | | |
| | 6 | Greater Downtown Urban Center | Y | Y | L | | Pursue King County and PSRC designation of a Greater Downtown Center | Weinstein | | | | | | | | | | | | |
| | 7 | Market/Norkirk/Highlands Neighborhood Plan | Y | Y | L | | Update three plans for neighborhoods generally north of Downtown | Coogan | | | | | | | | | | | | |
| | 8 | Station Area Plan | Y | Y | XL | Y | Comprehensive planning effort for area surrounding the bus rapid transit station at I-405/NE 85 th Street | Zike | | | | | | | | | | | | |
| 2020 | 9 | Design Guideline Updates – Totem Lake | Y | Y | S | | Minor updates to design guidelines to improve streetscapes and integrate TOD development of the Kingsgate P&R | Coogan | | | | | | | | | | | | |
| | 10 | KMC Subdivision Updates | Y | Y | S | | Clean up KMC subdivision regulations to simplify administration and reflect changes to State law | Cilluffo | | | | | | | | | | | | |
| | 11 | ADU Implementation Initiatives | Y | Y | S | Y | Implement a series of non-regulatory initiatives encourage development of ADUs following adoption on new rules | Guter | | | | | | | | | | | | |
| | 12 | Streamline Public Project Regulations | Y | Y | S | | Updates to the KZC to streamline permitting of public infrastructure projects needed to support growth | Cilluffo | | | | | | | | | | | | |
| | 13 | Urban Forest 6 Year Workplan Update | N | Y | M | | Review success over past 6 years of implementing the Strategic Plan and identify work plan for next 6 years | Powers | | | | | | | | | | | | |
| | 14 | Kirkland Outside the Walls | N | Y | S | | Streamline pandemic business response plan to allow expanded outdoor seating and business operations | Guter | | | | | | | | | | | | |
| | 15 | 2018 Citizen Amendment Requests - Study | Y | Y | M | | Consider Comprehensive Plan, Zoning Map, and KZC amendments related to two CAR requests approved for study | Guter | | | | | | | | | | | | |
| | 16 | 2043 Comprehensive Plan Update - Scope & Budget | M | N | S | | Develop preliminary scope of major Comp Plan update to enable biennial budget request for project | McMahan | | | | | | | | | | | | |
| | 17 | Annual Comprehensive Plan Amendments | Y | N | S | | Adopt mandatory updates to Capital Facility Plan and miscellaneous updates and rezones for park acquisitions | Coogan | | | | | | | | | | | | |
| | 18 | Evaluation of outreach and inclusion strategies | Y | N | M | | Evaluate methods to improve public processes to be more inclusive and transparent. Coordinate Citywide | tbd | | | | | | | | | | | | |
| | 19 | Bridle Trails Shopping Center Zoning | Y | N | L | Y | Property owner initiated plan to develop design guidelines and master plan encompassing all properties within the neighborhood center | Guter | | | | | | | | | | | | |
| | 20 | Moss Bay & Everest Neighborhood Plan Update | Y | N | XL | | Update Moss Bay and Everest neighborhood plans, including any follow up work related to Greater Downtown as an Urban Growth Center | Barnes | | | | | | | | | | | | |
| | 21 | Geo Hazard Regulations Updates | Y | N | S | | Revise geo hazard regulations in response to experience in implementation of the regulations | Barnes | | | | | | | | | | | | |
| | 22 | Wireless Service Regulations Updates | Y | N | S | | Update KZC regulations in response to federal mandates | tbd | | | | | | | | | | | | |
| 2021 | 23 | Evaluation of CAR Process | Y | N | M | | Evaluate the CAR process to improve with neighborhood planning process, while allowing desirable CARs to be more nimble processed | tbd | | | | | | | | | | | | |
| | 24 | Holmes Point Overlay Updates | M | N | M | | Reinitiate consideration of HPO amendments following adoption of geo hazard and tree regulations | tbd | | | | | | | | | | | | |
| | 25 | 2020 Citizen Amendment Request - Threshold | Y | N | S | | Review CAR applications submitted by 2020 deadline and identify which applications should proceed to further study | tbd | | | | | | | | | | | | |
| | 26 | 2043 Comprehensive Plan Update - Prep | Y | N | M | | Develop detailed work plan and community engagement plan. Retain consulting team for EIS and other tasks as needed | Coogan | | | | | | | | | | | | |
| | 27 | Miscellaneous Code Amendments | Y | N | S | | Update KZC on various priority topics to reflect current practice, clarify sections of the Code, and promote good planning principles | tbd | | | | | | | | | | | | |
| | 28 | Sign Code Update | Y | N | L | | Update KZC to clarify rules, enhance aesthetics, reduce visual clutter, and integrate recently-completed work on A-frame signs | Cilluffo | | | | | | | | | | | | |
| | 29 | Cross Kirkland Corridor Design Regulations | Y | N | S | | Review KZC regulations for development adjoining the corridor to ensure optimal design outcomes for public/private interface | tbd | | | | | | | | | | | | |
| | 30 | Kingsgate & Juanita Neighborhood Plan Update | Y | N | L | | Update Juanita and Kingsgate neighborhood plans | tbd | | | | | | | | | | | | |
| | 31 | Design Guideline Updates – Rose Hill | Y | N | S | | Minor updates to design guidelines to implement the Rose Hill Neighborhood Plan | Coogan | | | | | | | | | | | | |
| | 32 | Sustainability Master Plan - Implementation | Y | N | M | | Code amendment package to implement SMP (i.e. - High Performance Building Standards) | Barnes | | | | | | | | | | | | |
| | 33 | Annual Comprehensive Plan Amendments | Y | N | S | | Adopt mandatory updates to Capital Facility Plan and miscellaneous updates and rezones for park acquisitions | tbd | | | | | | | | | | | | |
| 2022 | 34 | Norkirk/Highland LIT District Study | Y | N | L | | Review LIT district based on guidance from the neighborhood plans and Station Area Plan | tbd | | | | | | | | | | | | |
| | 35 | 2043 Comprehensive Plan Update | Y | N | XL | Y | Begin community engagement and environmental work | tbd | | | | | | | | | | | | |
| | 36 | Miscellaneous Code Amendments | Y | N | S | | Update KZC on various priority topics to reflect current practice, clarify sections of the Code, and promote good planning principles | tbd | | | | | | | | | | | | |
| | 37 | 2020 Citizen Amendment Request - Study | Y | N | M | | Consider Comprehensive Plan, Zoning Map, and KZC amendments related to any CAR requests approved for study | tbd | | | | | | | | | | | | |
| | 38 | Annual Comprehensive Plan Amendments | Y | N | S | | Adopt mandatory updates to Capital Facility Plan and miscellaneous updates and rezones for park acquisitions | tbd | | | | | | | | | | | | |

For future consideration
 *Parking policy
 *Housing affordability policy initiative
 *Limit/prohibit storage uses
 *School Capacity
 *PUD Valuation Tool
 *Housing Metrics/Dashboard

RESOLUTION R-5442

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND ADOPTING THE 2020-2022 PLANNING WORK PROGRAM.

1 WHEREAS, the Kirkland City Council and the Kirkland
2 Planning Commission met at a joint meeting on July 21, 2020 to
3 discuss the proposed 2020-2022 Planning Work Program (Work
4 Program); and

5
6 WHEREAS, the Planning Commission was consulted about
7 the Work Program and provided its expertise, review and
8 recommendation.

9
10 NOW, THEREFORE, be it resolved by the City Council of the
11 City of Kirkland as follows:

12
13 Section 1. The Work Program shall be established as
14 shown in Attachment 1 of this Resolution.

15
16 Section 2. The Work Program shall be generally used by
17 the City staff and Planning Commission in scheduling work tasks,
18 meetings, and hearings.

19
20 Section 3. A copy of this Resolution and Work Program
21 shall be distributed to the Planning Commission, Parks Board,
22 Transportation Commission, Design Review Board, Neighborhood
23 Associations, Chamber of Commerce, and Houghton Community
24 Council.

25
26 Passed by majority vote of the Kirkland City Council in open
27 meeting this 4th day of August, 2020.

28
29 Signed in authentication thereof this ____ day of
30 _____, 2020.

Penny Sweet, Mayor

Attest:

Kathi Anderson, City Clerk