



**CITY OF KIRKLAND**  
**Planning and Building Department**  
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## **MEMORANDUM**

**To:** Houghton Community Council

**From:** Angela Ruggeri, AICP, Senior Planner  
Paul Stewart, AICP, Deputy Director

**Date:** March 18, 2016

**Subject:** Houghton/Everest Neighborhood Center Amendments

### **RECOMMENDATION**

Review process for Houghton/Everest Neighborhood Center Plan and 6<sup>th</sup> Street South Corridor Transportation Study preparation.

### **BACKGROUND DISCUSSION**

The timeline for plan and development standards for the Houghton/Everest Neighborhood Center was directed by the City Council in September of 2014 via Resolution R-5067 (see Attachment 1). The study/master plan for the 6<sup>th</sup> Street South corridor will be done in conjunction with the Neighborhood Center update. The \$150,000 study will be funded through the City's Capital Improvement Program.

Resolution R-5067 directed staff to initiate the process for the Houghton/Everest Neighborhood Center by January 15, 2016. The process is to include a formal public review and update for the Houghton/Everest Neighborhood Center in partnership with the Houghton Community Council, property owners and residents of the Everest and Central Houghton neighborhoods. The resolution also states that the Planning Commission is to make a final recommendation to the City Council on the Neighborhood Center no later than October 31, 2016. Staff will do its best to meet this deadline, but is still evaluating if this is possible.

Staff has had a preliminary meeting with representatives from the Central Houghton Neighborhood and representatives from the Everest Neighborhood.

- Representatives from Everest expressed an interest in deferring work on the Neighborhood Center update until more information is known regarding the Sound Transit 3 candidate projects in Kirkland and the ballot measure as they may be related to the 6<sup>th</sup> Street South Corridor Study as well as the Cross Kirkland Corridor. In addition, the representative said

that having the signals in place that were proposed for 2016 (at 9<sup>th</sup> and at Kirkland Way) would be important to the transportation study. It is expected that these signals will to be installed this summer.

- Representatives from the Central Houghton neighborhood are interested in moving forward sooner rather than later. In 2015, they hosted a series of neighborhood meetings on preferences for the Neighborhood Center and since they have already put in time and effort on this, they would prefer to move ahead as soon as possible.
- Staff has had discussions with the representative from the Houghton Shopping Center (Metropolitan Market area) and representative for the PCC property and grocery store. Both are interested in moving forward. The Metropolitan Market property has zoning that has not been revised to be consistent with the adopted Comprehensive Plan for the shopping center.

Staff is in the process of contacting people who were involved in the Central Houghton Neighborhood Plan update and some new people that may have an interest in this project. The purpose is to get ideas about how we can best design a process that is inclusive and productive.

A RFQ for consultants to help with the Houghton/Everest Neighborhood Center Plan and 6<sup>th</sup> Street South Corridor Study is also being written. This will include: help with facilitation; a public outreach plan for the project; a feasibility study and urban design study for the Neighborhood Center portion; and a study of what transportation projects and programs should be developed to improve existing conditions and complement proposed land use on the 6<sup>th</sup> Street South corridor.

### **SCHEDULE**

The following is a tentative schedule for the project.

- **April 2016** – Complete RFQ
- **May 2016** – Hire consultants and begin public outreach
- **August 2016** – begin Planning Commission and HCC meetings.
- **October 2016** – Hold public hearings and make recommendation to City Council
- **November 2016** – City Council decision
- **December 2016** – HCC approval

Attachments:

1. Resolution R-5067

**RESOLUTION R-5067**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RELATING TO PLANNING AND LAND USE AND ACCEPTING THE RECOMMENDATION OF THE KIRKLAND PLANNING COMMISSION TO DEFER ACTION ON THE HOUGHTON/EVEREST NEIGHBORHOOD CENTER CITIZEN AMENDMENT REQUESTS UNTIL THE COMPLETION OF THE COMPREHENSIVE PLAN (FILE CAM13-00465, #14).**

WHEREAS, the City is updating its Comprehensive Plan, the guiding policy document to direct growth and development in Kirkland over the next 20 years; and

WHEREAS, the City accepted Citizen Amendment Requests that proposed property-specific changes to the land use map/zoning map, existing Plan goals and policies and/or zoning regulations as part of the Plan update process; and

WHEREAS, the Kirkland Planning Commission reviewed the Citizen Amendment Requests at its July 10, 2014, meeting; and

WHEREAS, the City Council considered the Planning Commission recommendations at the July 15, 2014, Council meeting; and

WHEREAS, City Council agreed with the recommendations of the Planning Commission on the Citizen Amendment Requests, including a recommendation that staff return to the Planning Commission with options for handling the Houghton/Everest Neighborhood Center review including the two Citizen Amendment Requests within the Central Houghton Neighborhood; and

WHEREAS, following additional review at its August 14, 2014, meeting, the Planning Commission recommended that action be deferred on the Houghton/Everest Neighborhood Center Citizen Amendment Requests until the completion of the Comprehensive Plan update when the Everest Neighborhood Plan can be updated; and

WHEREAS, the Houghton Community Council met on August 25, 2014, to discuss the process options for the Houghton/Everest Neighborhood Center Citizen Amendment Requests and agreed with the recommendation of the Planning Commission; and

WHEREAS, the existing Central Houghton Neighborhood Plan establishes goals and policies for the Houghton/Everest Neighborhood Center and the Houghton Center which need to be harmonized and coordinated with the Everest Neighborhood Plan; and

WHEREAS, the Everest Neighborhood Plan, along with all other Neighborhood Plans in the City, is being updated as part of the Comprehensive Plan update process; and

WHEREAS, accepting the recommendations of the Houghton Community Council and the Planning Commission to defer the Central

R-5067

Houghton Neighborhood Citizen Amendment Requests would allow for the update of the Everest Neighborhood Plan except for the areas of Everest that are included in the Houghton/Everest Neighborhood Center; and

WHEREAS, in order to provide certainty and predictability in land use, the City Council wishes to work with the Houghton Community Council, property owners and residents of Central Houghton and Everest to consider the entire Houghton/Everest Neighborhood Center following the completion of the Comprehensive Plan update.

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

Section 1. Action will be deferred on the Houghton/Everest Neighborhood Center Citizen Amendment Requests until the completion of the Comprehensive Plan update.

Section 2. Immediately following the Plan update, and no later than January 15, 2016, the City Council and staff shall initiate a formal public review and update process for the Houghton/Everest Neighborhood Center in partnership with the Houghton Community Council, property owners and the residents of Everest and Central Houghton.

Section 3. The Houghton/Everest Neighborhood Center update process shall result in recommendations to the Planning Commission for Comprehensive Plan amendments and zoning regulations for the Houghton/Everest Neighborhood Center no later than July 15, 2016.

Section 4. The Planning Commission shall consider and hold a public hearing on the Comprehensive Plan amendments and zoning regulations and shall make final recommendations to the City Council no later than October 31, 2016.

Section 5. The Council may accept, modify or reject the Comprehensive Plan amendments and zoning regulations. Both the Everest and Central Houghton Neighborhood Plans will be updated as necessary to reflect any final Council action on the Houghton/Everest Neighborhood Center.

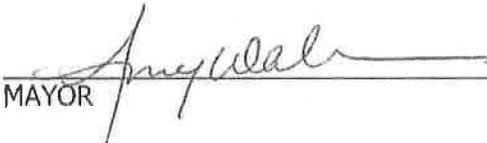
Section 6. The existing Comprehensive Plan language and zoning regulations affecting the Houghton/Everest Neighborhood Center in both the Everest Neighborhood Plan and the Central Houghton Neighborhood Plan shall remain unchanged until the process outlined above is completed.

Section 7. The scope of the Comprehensive Plan Environmental Impact Statement will include an evaluation of business districts, but any Houghton/Everest Neighborhood Center-specific policies and zoning regulations will be deferred from the Comprehensive Plan to the process outlined above.

R-5067

Passed by majority vote of the Kirkland City Council in open meeting this 16th day of September, 2014.

Signed in authentication thereof this 16th day of September, 2014.

  
MAYOR

Attest:

  
City Clerk