



CITY OF KIRKLAND
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MEMORANDUM

To: Houghton Community Council

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

Date: August 16, 2012

Subject: Houghton/Everest Neighborhood Center Amendments
File No. CAM12-00639

RECOMMENDATION

Review and discuss Houghton/Everest Neighborhood Center amendments. Schedule an additional HCC meeting for deliberation after the joint public hearing on October 11, 2012.

BACKGROUND DISCUSSION

The City Council directed staff and the Planning Commission to complete work on the Houghton/Everest Neighborhood Center as part of the 2012 Work Program. The policy work for the Central Houghton portion has already been included in the Central Houghton Neighborhood Plan. Now staff will do policy work for the Everest Neighborhood and prepare new planned area zoning regulations for the Neighborhood Center.

The Houghton Community Council was given the schedule for the Houghton/Everest Neighborhood Center Project at the June 25, 2012 meeting. The Planning Commission then met to discuss the amendments and gave staff direction on August 9, 2012. This memo summarizes the direction given to staff by the Planning Commission for each section of the study area. There will be a joint study session for the Houghton Community Council and the Planning Commission on September 13. Staff is working with Makers, an urban design consulting firm to develop drawings that represent the ideas being discussed for the neighborhood center. The drawings will be included in the packet for the discussion at the September 13 joint meeting.

STUDY AREA

The approximate boundaries for the Houghton/Everest Neighborhood Center are shown in the Comprehensive Plan on a map in the Central Houghton Neighborhood Plan. The Planning Commission gave staff direction on which properties to include in the current study at the July 19 Planning Commission meeting (see Attachment 1). A discussion of each section of the study area is included below.

STUDY AREA TOPICS FOR DISCUSSION

The following is a discussion of each study area including suggested Comprehensive Plan and Zoning amendments from staff and direction given by the Planning Commission at their August 9, 2012 meeting. Staff would now like direction from the Houghton Community Council on these potential amendments and also on the list below of general considerations for the entire study area.

General Information

There will be 3 zones (see Attachment 1):

- The West Zone will include Areas 2 and 3.
- The Center Zone will include Areas 1 and 4
- The East Zone will include Areas 5, 7 and 8
- Staff is suggesting that Areas 6 and 9 not be included in the study area for reasons outlined below.

General considerations for the entire study area

The following is a summary of concepts developed by the staff and consultants. The summary includes direction provided by the Planning Commission; however not all of these concepts have been discussed by the Commission.

- Break the Center Zone up with interior “streets”.
- Include a commercial FAR requirement to be sure there is a grocery store in the area (tie the FAR figure to the amount of retail that is there now).
- Require a minimum depth for retail.
- Require retail frontage on NE 68th Street in front of the Center Zone and also on Center Zone interior streets.
- Consider an east/west “alley” along the northern portion of the Center Zone and possibly West Zone.
- Consider a signal at the mid-block pedestrian connection between Areas 1 and 4 (Center Zone).

- Require connections to the Cross Kirkland Trail (both for views and pedestrian access).
- Require connections between developments in the Center Zone.
- Keep large existing trees to the extent possible.
- Provide on street parking along both sides of NE 68th Street.
- Minimize turning movement conflicts and consolidate access points.
- Provide bike lane on north side of NE 68th Street.
- Require 10' sidewalks where possible.
- Require plaza areas with new development in the Center Zone.
- Step down the buildings on the south side of both the Center and West Zones.
- Calculate height using average building elevation (ABE) for individual buildings on sites to take topography into account.
- Highlight the four corners at NE 68th Street, 6th Street South and 108th Avenue NE as an important area of the district.
- Require 13' for ground floor office and retail.
- Require design review for entire district.
- Provide building modulation and street orientation design guidelines.

Area #1: Houghton Center (Center Zone)



- Presently zoned commercial (BC)

New Central Houghton Neighborhood Plan includes:

- Pedestrian-oriented, mixed use development.
- Master Plan including gathering spaces for the community.
- Transportation improvements around and through the site.
- Building heights stepping up to 5 stories with design guidelines.

Staff suggestions and questions to Planning Commission:

- Provide height incentives up to five stories for master planned, mixed use development of minimum size.

- Require minimum floor area ratio for ground floor retail.
- Require design review with guidelines addressing vehicle/pedestrian connections, street orientation, building modulation, and a parking plan.

Planning Commission Direction:

- Allow buildings up to 55 feet in height.
- Require storefronts to be at grade level of street (and/or internal streets).
- No minimum development size, but connections and combined access required between developments.
- May require minimum floor area ratio for ground floor retail (similar to requirements being considered for BC 1, 2 and BCX zones).
- Mixed use including residential (density determined by building envelope), retail and office.
- Include an affordable housing requirement for residential development.
- Require design review with guidelines addressing:
 - Vehicle/pedestrian connections including internal street(s).
 - Road sections with some on street parking.
 - Bike lanes on north side of 68th.
 - Street orientation (to 68th with 10 foot sidewalks).
 - Building modulation (step down on south side adjacent to residential).
 - Parking plan for development.

Area #2: Waddell Multi-Family Residential Properties (West Zone)



- Presently zoned multifamily residential (RM 3.6)
- New Central Houghton Neighborhood Plan says that this area should be designated for higher intensity use (higher density residential). Height is not mentioned.
- This area is adjacent to the Cross Kirkland Trail.

Staff suggestions/questions to Planning Commission:

- Allow additional height up to 4 stories if affordable housing is included in the development.
- Increase density limit. What density is appropriate for this site?
- Require a connection to the Cross Kirkland Trail.
- Require design review and address adjacency to Cross Kirkland Trail and Houghton Center.
- Allow incidental retail.

Planning Commission Direction:

- Allow five stories (55 feet).
- Mixed use including residential (density determined by building envelope), retail and office allowed, but not required.
- Include an affordable housing requirement for residential development.
- Require design review and address:
 - Adjacency to Cross Kirkland Trail and Houghton Center.
 - Building modulation (step down on south side adjacent to residential)



Area #3: Lakeview Office Center (West Zone)



- In the Everest Neighborhood
- Presently zoned commercial (BC)

Staff suggestions/questions to Planning Commission:

- Allow additional height up to 4 stories.
- Require design review and address adjacency to Cross Kirkland Trail and Houghton Village.
- What uses are appropriate for this site (consider poor access from NE 68th Street)? Office? Residential? Mixed use?

Planning Commission Direction:

- Same as Area #2.

Area #4: Houghton Village & Houghton Plaza (Central Zone)



- In the Everest Neighborhood
- Presently zoned commercial (BC)

Staff suggestions/questions to Planning Commission:

- Consider using the same zoning regulations as for Area #1 to the south.

Planning Commission Direction:

- Same as Area #1.

Area #5: Cleaners, 7-11, Etc. (East Zone)



- In the Everest Neighborhood
- Presently zoned commercial (BC)

Staff suggestions/questions to Planning Commission:

- Should additional height be allowed outright to encourage redevelopment?
- Should front yard setback be reduced to bring buildings to the street?
- Require design review that would include policies to:
 - Encourage a gateway feature at this corner.
 - Move access further away from the intersection.
 - Provide a connection to Houghton Plaza to the west.

Planning Commission Direction:

- Allow four stories (45 feet).
- Mixed use including residential (density determined by building envelope), retail and office allowed, but not required.
- Include an affordable housing requirement for residential development.
- Require design review that would include policies to:
 - Bring retail to the street.
 - Move access away from intersection.
 - Provide building modulation

Area #6: Vacant Lot



- In the Everest Neighborhood
- Presently zoned multifamily residential (RM 3.6), but an old lawsuit decision allows first development on the site to be regulated by commercial (BC) zoning requirements.
- There is a stream across the property (see Attachment 2).

Staff suggestions/questions to Planning Commission:

- Should this property be rezoned to encourage uses other than commercial development?
- Should zoning encourage this property to be developed in combination with adjacent property to allow more flexibility and protect the stream?

Planning Commission Direction:

Planning Commission directed staff to look into the above possibilities. Staff has determined that this property should be removed from the study area do to the law suit determining use of the property.

Area #7: Gas Station (East Zone)



- In the Central Houghton Neighborhood
- Presently zoned commercial (BC)

Staff suggestions/questions to Planning Commission:

- Should mixed use be encouraged on this site?
- If so, would need to define upper story density and minimum FAR for retail.
- Should any additional allowances or requirements (design review?) be considered?

Planning Commission Direction:

- Same as Area #5.

Area #8: Parking Lot (East Zone)



- In the Central Houghton Neighborhood
- Presently zoned commercial (BC)

Staff suggestions/questions to Planning Commission:

- Should mixed use be encouraged on this site?
- If so, would need to define upper story density and minimum FAR for retail.
- Should any additional allowances or requirements (design review?) be considered?

Planning Commission Direction:

- Same as Area #5.

Area #9: Office Building



- In the Central Houghton Neighborhood
- Presently zoned commercial (BC)
- Larger site (light brown & light red on map) contains a Northwest University office building.
- Majority of the site (light brown) is zoned Professional Office Residential (PR 3.6).

Staff suggestions/questions to Planning Commission:

- Rezone smaller section of the site (light red) which is BC to be consistent with the majority of the office building site (PR 3.6).
- Do not include this site in the overall review of the neighborhood center.

Planning Commission Direction:

- Remove from Study Area.
- Rezone to match PR 3.6 zoning on rest of site.

SCHEDULE

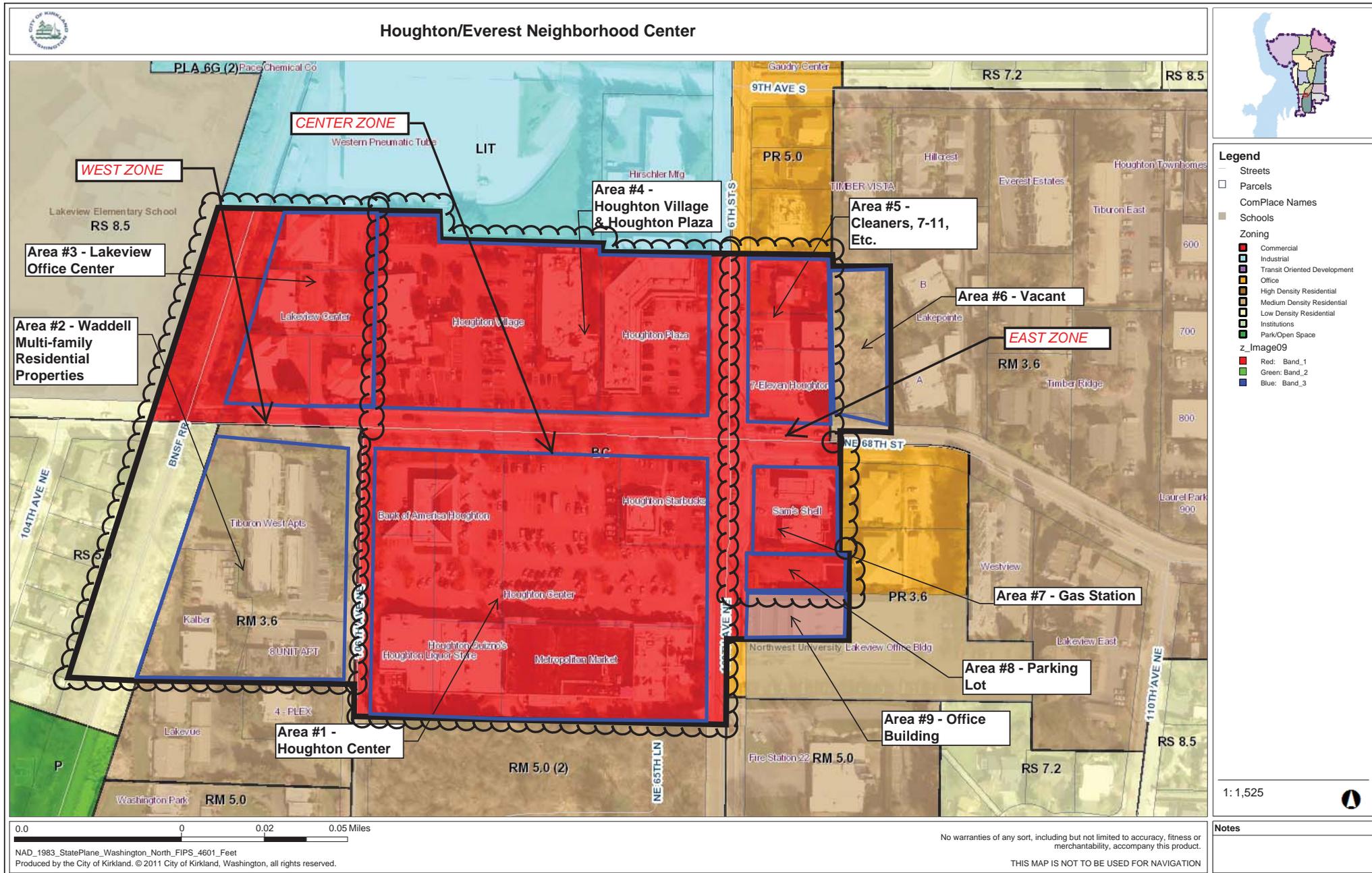
The following is a tentative schedule for the project. Staff will come back to the Planning Commission (PC) and Houghton Community Council (HCC) on September 13 for a joint study session.

- **August 2012** - Complete webpage and get the word out to the public about the project.
- **August 2012** - Review traffic impacts of proposed amendments.
- **9/13/12** - PC and HCC joint study session to review draft plan and code amendments.
- **Mid-September 2012** – Public Open house (may hold before the joint study session on 9/13).

- **9/24/12** - HCC meeting to review draft plan and code amendments.
- **9/27/12** - PC meeting to review draft plan and code amendments.
- **Late September 2012** - Complete SEPA and CTED 60 day notice.
- **10/11/12** - Joint public hearing with PC and HCC to take public comment.
- **10/22/12** - HCC meeting to deliberate and make recommendation to PC.
*This HCC meeting will be a joint hearing with the Hearing Examiner for the Kirkland Children's School. The Houghton/Everest Neighborhood study session originally scheduled for this meeting will need to be rescheduled to a different date. **Please bring your calendars so we can reschedule the study session.***
- **10/25/12** - PC meeting to deliberate and make recommendation to CC.
- **12/4/12 or 12/18/12** - to CC regular session for adoption.
- **1/28/13** - to HCC for final approval of amendments in area of jurisdiction.

Attachments:

1. Study Area Map
2. Vacant lot aerial photo with stream





- Legend**
- Trees
 - Group
 - Planting Space
 - Stump
 - Trees
 - Streams
 - Open
 - Pipe
 - Bldg Concern Area
 - Exposure C zone
 - Methane
 - Floodplain
 - Landslide
 - H
 - M
 - Wetlands
 - Sismic
 - Address
 - City Limits
 - QQ Grid
 - Streets
 - Parcels
 - z_Image09
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1:654

0.0 0 0.01 0.02 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
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Notes
Enter Map Description