



CITY OF KIRKLAND

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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MEMORANDUM

DATE: July 12, 2013

To: Houghton Community Council

FROM: Eric Shields, Planning Director

SUBJECT: Development Capacity Analysis
File CAM13-00465, File 3

The Department of Planning and Community Development, along with the Geographic Information Systems Division of the Information Technology Department, recently completed the first draft of a capacity analysis of the City. The analysis is intended to determine whether the City has land with sufficient zoning to accommodate the household and employment growth targets assigned to the City in the King County Countywide Planning Policies. The analysis indicates that we do.

Results of the capacity analysis are found in the following attachments:

1. Table summarizing capacity by neighborhood;
2. Map showing development capacity by neighborhood; and
3. Maps and tables for each neighborhood showing the sites with additional development capacity and the amount of potential development.

The analysis was presented to the City Council at its June 18 meeting.

Why We Evaluate Capacity: Under the Growth Management Act (GMA), cities are required to plan for sufficient new households and employment to meet assigned growth targets within a 20 year planning period. The GMA also requires that jurisdictions monitor growth and evaluate trends to assure adequate land is available to meet targets. Every five years or so, "buildable lands" reports must be prepared. A report for all King County jurisdictions was prepared for the periods 1996-2000 and another in 2001-2005. Due to the recent recession, the state legislature extended the time for the next report. It is now being prepared and will be completed in 2014.

Growth targets for Kirkland for the years 2006 through 2031 are assigned in the King County Countywide Planning Policies (CPP) as follows:

- Households: + 8570 households
- Employment: + 20,850 jobs

Adjustments to Targets: Kirkland's revised plan will be adopted in either late 2014 or early 2015 and our "target year" will be 2035. Consequently, our targets need to be adjusted to reflect the period 2013-2035. To do so, the CPP targets will be 1) reduced to

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reflect growth that occurred from 2006 - 2012; and 2) increased to add four additional years.

- **Household Target Adjustment** City building permit figures indicate that 1581 net new dwelling units were constructed from 2006 through 2012. The CPP household target represents an average annual construction of 343 units, which is 1372 units over four years. The resulting household target for 2013-2035 is:

8570 (2006-31 target) minus 1581 (2006-12 growth) plus 1372 (4 more years) = **8361 new dwelling units** in 2013 through 2035. This is an average of 364 units per year.

- **Employment Target Adjustment** As with households, four additional years of employment growth must be added (834 jobs/year x 4 years = 3336 additional jobs). Also, the estimated job growth in 2006 through 2012 was 1751, so this needs to be subtracted. The result is:

20,850 (2006-2031 target) minus 1751 (2006-2012 growth) plus 3336 (four more years) = **22,435 new jobs** in 2013 through 2035. This is an average of 961 new jobs per year.

How the Analysis was Prepared: The capacity analysis was based on instructions prepared in general accordance with a "buildable lands" methodology used by all King County cities. A copy of the instructions is attached (Attachment 4).

Developable land is divided into two general groups: vacant and redevelopable. As would be expected, there is very little remaining vacant land in Kirkland. The large majority of developable land is classified as redevelopable. Land is considered to be redevelopable when it meets two basic conditions: 1) the amount of existing development on a lot is less than allowed under the current zoning; and 2) there are market conditions suggesting that redevelopment is likely to occur.

For each zone, assumptions were made about the intensity of development that is likely to occur under the existing zoning. The assumptions were based on actual recent development trends. There are also other things that were factored in, such as affordable housing density bonuses, environmentally sensitive areas, rights of way dedications, and structure vacancies. Also, to account for unforeseen market factors, the overall capacity was reduced by 20% for single family housing and 10% for all other uses. Following are the general redevelopment assumptions made for different types of land uses:

- For single family zoned land, any lot large enough to be divided into two or more lots was assumed to be redevelopable. In the Finn Hill Neighborhood, slopes in excess of 40% were removed from lot area before calculating redevelopment potential. The Planning Commission recommended two changes to this approach: 1) extend the 40% slope exclusion to all neighborhoods; and 2) apply a measure of improvement value as is done for commercial and industrial zones (see below). This will be done and will reduce the capacity for single family redevelopment.
- Developed multi-family parcels were redeveloped only where existing development is less than 60% of the planned density. However, condominiums were assumed to not be redevelopable regardless of existing density, due to logistical issues of getting all homeowners to agree to redevelopment.

- Lots zoned for commercial or industrial use were assumed to be redevelopable only where the assessed value of improvements is less than 50% of the assessed land value. This is an important qualification, since it eliminates many lots which are developed at significantly less than zoned capacity but have a relatively high improvement value or relatively low land value.
- For the Totem Lake Urban Center, an alternative methodology was also utilized to reflect more of the development potential under adopted zoning. The alternative method redeveloped any lot that is now developed with 33% or less of the planned development intensity. Using this alternative method, the capacity of Totem Lake more than doubled. Subsequent to completing this alternative analysis, a memo was prepared by the King County demographer recommending use of a 25% threshold for redevelopability in urban centers such as Totem Lake. Consequently, the analysis will be redone using 25% instead of 33%; and this will reduce the number of employees and households accordingly.
- In a few cases where developments have been approved but have not yet been built, the employment and households from the approved plans have been directly inserted.

Results Overall, Kirkland has more than enough capacity to accommodate both jobs and household growth targets, especially considering the development potential allowed under the Totem Lake zoning using the alternative methodology:

- Using the 50% improvement value method for all neighborhoods:
 - Employment: +20,466 new jobs
 - Households: +9,793 new households
- Using the alternative Totem Lake methodology:
 - Employment: +50,100 new jobs
 - Households: +17,100 new households

Not surprisingly, the neighborhoods with the largest capacity for both housing and employment are Totem Lake and Moss Bay. Neighborhoods with relatively low capacity for both employment and housing are: Bridle Trails, Central Houghton, Highlands, and Market.

Attachments:

1. Table of capacity by neighborhood
2. Map of capacity by neighborhood
3. Maps and tables of capacity for individual neighborhoods
4. Capacity instructions

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Citywide Capacity (Draft)

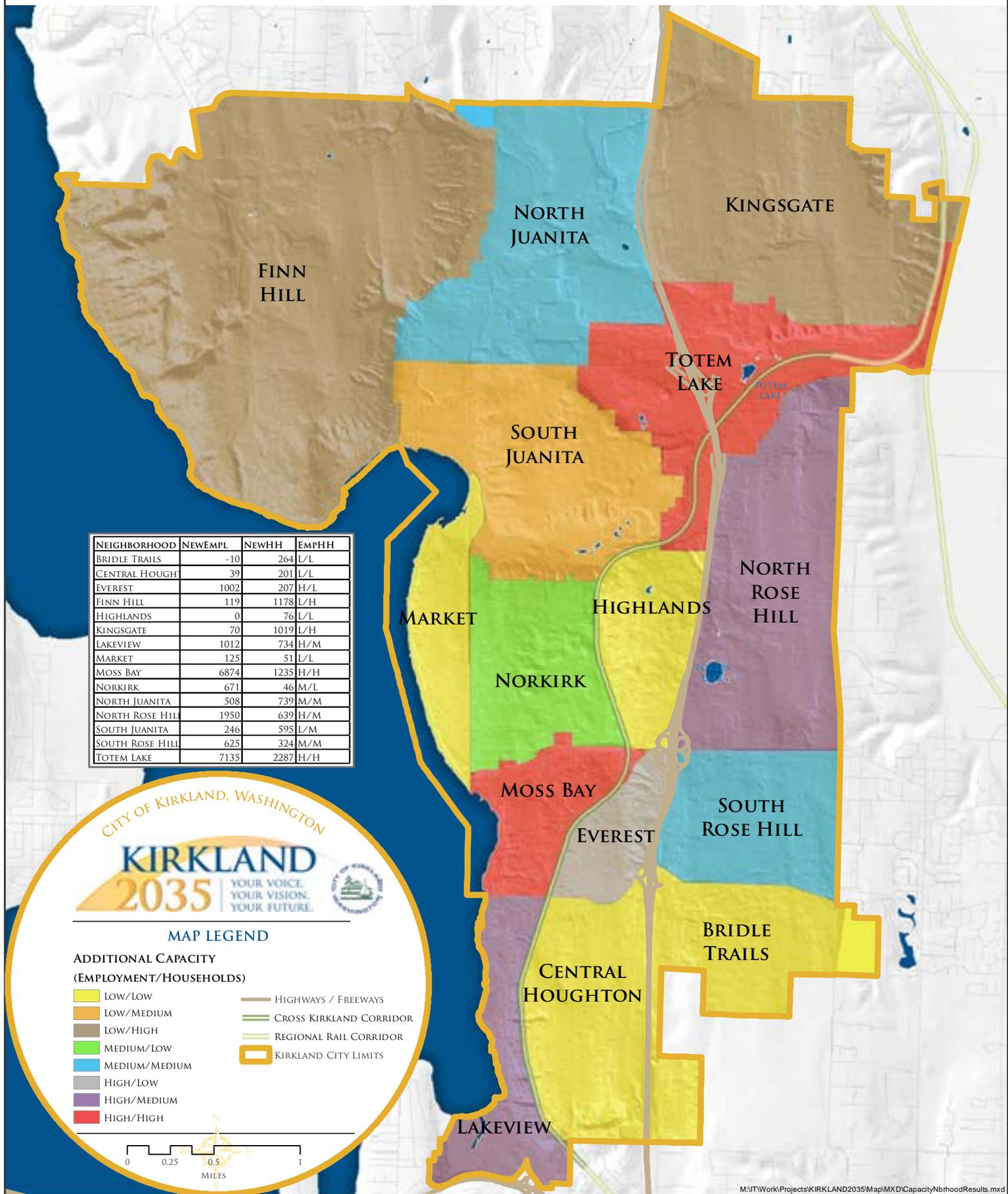
Neighborhoods	COMERCIAL L (SqFt)	OFFICE (SqFt)	INDUSTRIAL (SqFt)	RESIDENTIAL SF DU	RESIDENTIAL L MF DU	MRKT COM	MRKT PO	MRKT IND	MRKT SF	MRKT MF	New Emp	New HH (SF)	New HH (MF)	New HH (Total)	New Student
Bridle Trails	-5,369	0	0	139	171	-4,832	0	0	111	153	-10	105	145	250	
Central Houghton	14,016	3,907	0	127	108	12,744	3,516	0	103	97	39	98	92	190	252
Everest	36,941	317,859	-136,038	30	213	33,247	286,073	-122,434	23	192	1,002	21	183	204	
Finn Hill	1,963	31,747	0	1,243	110	1,865	29,067	0	1,044	99	119	991	94	1,085	
Highlands	0	0	0	70	20	0	0	0	56	18	0	53	17	70	
Kingsgate	51,240	-6,025	0	543	644	46,116	-5,423	0	452	579	70	429	550	979	
Lakeview	134,673	227,498	0	49	769	121,873	204,748	0	30	727	1,062	28	691	719	
Market	-1,806	35,813	0	24	37	-1,626	32,232	0	18	33	125	17	31	48	
Moss Bay	295,084	1,606,037	-28,532	-1	1,446	296,024	1,581,446	-25,679	0	1,300	6,874	0	1,235	1,235	
Norkirk	-11,026	202,305	-24,061	82	-27	-9,923	182,075	-21,655	66	-25	671	62	-24	38	
North Juanita	41,536	124,939	-10,628	190	674	37,382	112,445	-9,565	155	605	508	147	575	722	
North Rose Hill	32,274	546,333	-48,740	337	389	29,047	491,700	-43,866	272	349	1,950	258	332	590	465
South Juanita	-10,782	73,740	0	267	408	-9,704	66,366	0	217	386	246	206	366	572	
South Rose Hill	463	173,655	0	209	170	417	156,289	0	167	153	625	158	146	304	
Totem Lake	577,589	1,678,743	-40,122	0	3,221	551,782	1,534,585	-33,464	0	2,934	7,185	0	2,787	2,787	
Total											20,466	2,573	7,220	9,793	717
Totem Lake (Alt)*	839,083	10,217,553	-1,045,812	0	11,738	786,641	9,219,514	-938,585	0	10,599	36,855	0	10,069	10,069	
Total (Alt)											50,136	2,573	14,502	17,075	717

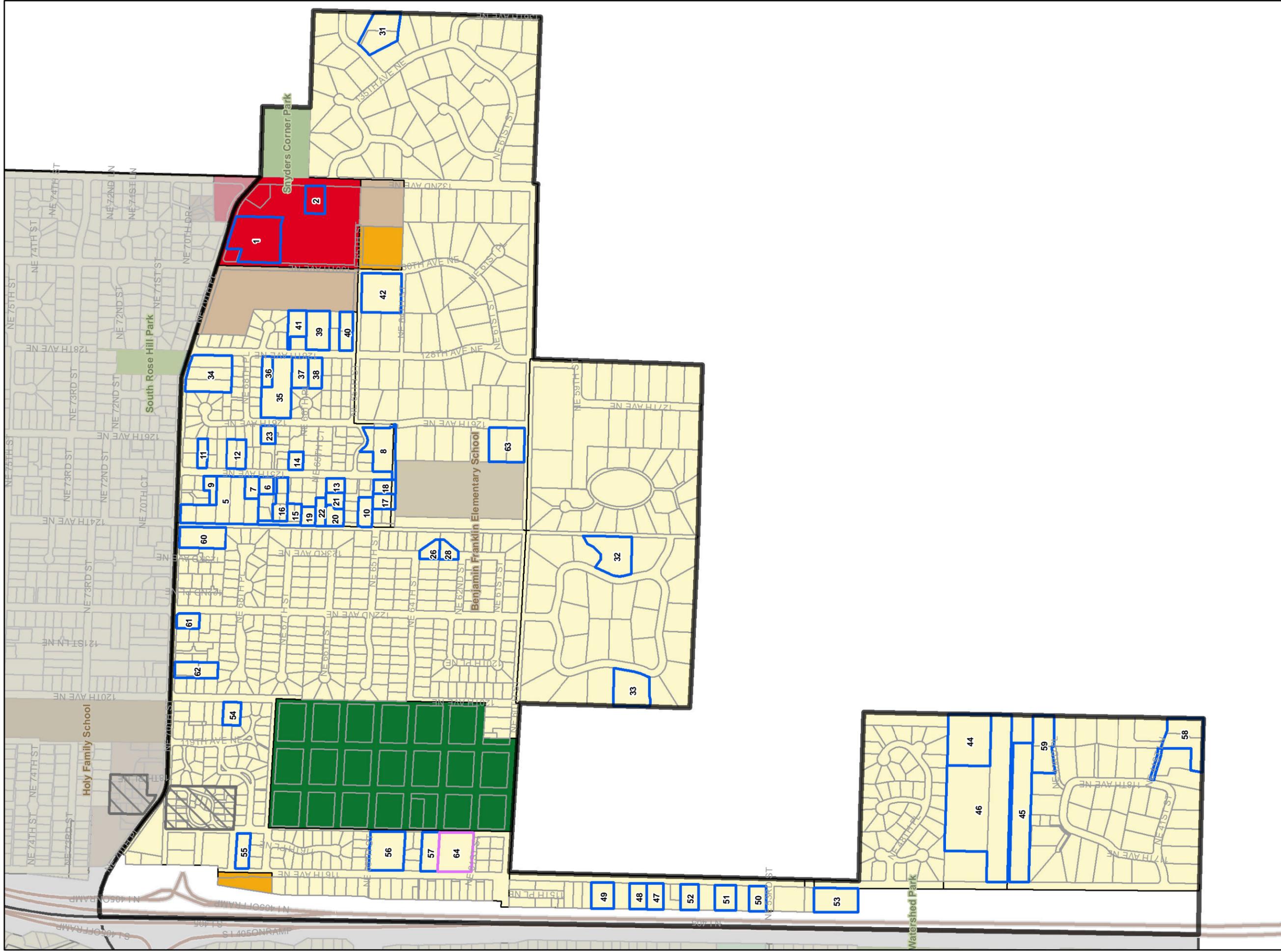
*In consideration of Totem Lake's designation as an Urban Center, in this alternative version, TLBD parcels are classified as redevelopable if the amount of existing development is less than 33% of the maximum permitted development.

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CITY OF KIRKLAND DEVELOPMENT CAPACITY

ADDITIONAL CAPACITY BY NEIGHBORHOOD





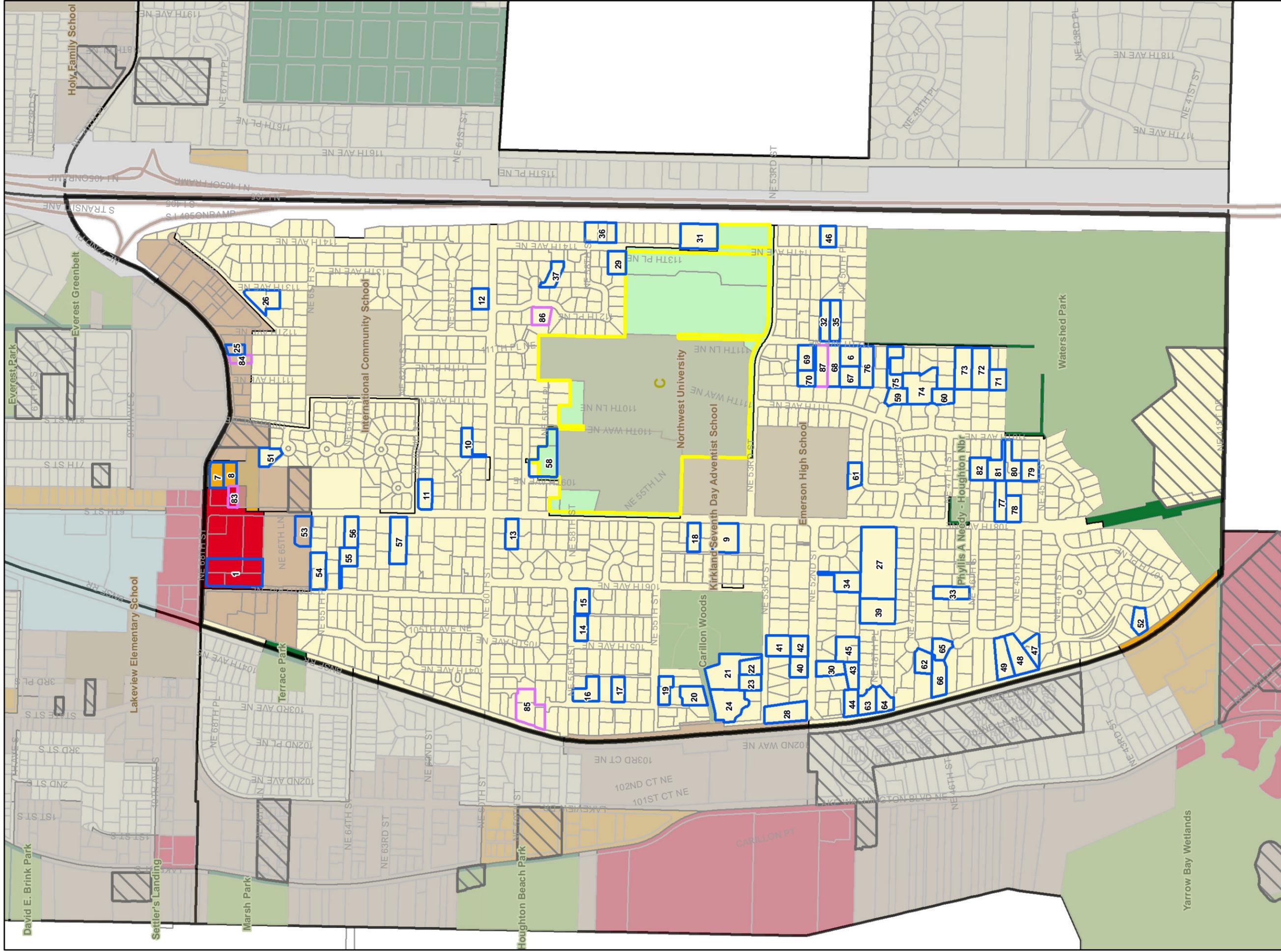
Bridle Trails Capacity Analysis ***Draft***

In all commercial, industrial and office zones except the Totem Lake Business District (TLBD), parcels with existing development will be classified as redevelopable if the assessed value of existing improvements is less than 50% of the assessed land value. Others will be classified as fully developed.

Legend

- Redevelopable Parcels
- Vacant Parcels
- PUD
- Special Cases
- Other Neighborhoods
- Commercial
- Industrial
- Light Manufacturing Park
- Transit Oriented Development
- Office
- Parks
- Schools
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space



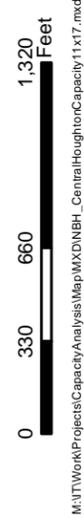


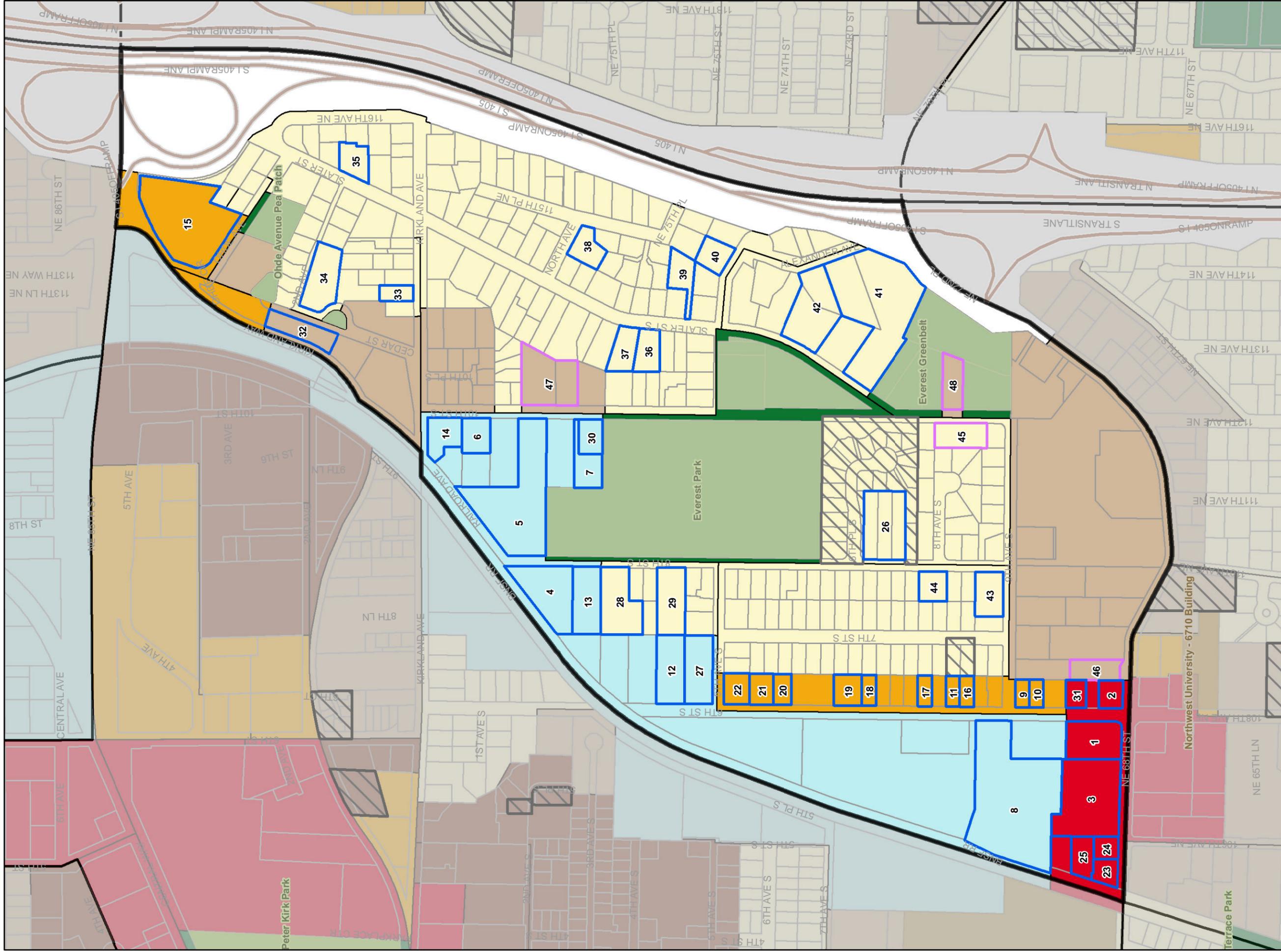
In all commercial, industrial and office zones except the Totem Lake Business District (TLBD), parcels with existing development will be classified as redevelopable if the assessed value of existing improvements is less than 50% of the assessed land value. Others will be classified as fully developed.

Central Houghton Capacity Analysis ***Draft***

Legend

- Redevelopable Parcels
- Vacant Parcels
- PUD
- Special Cases
- Other Neighborhoods
- Commercial
- Industrial
- Light Manufacturing Park
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Parks
- Schools
- Park/Open Space







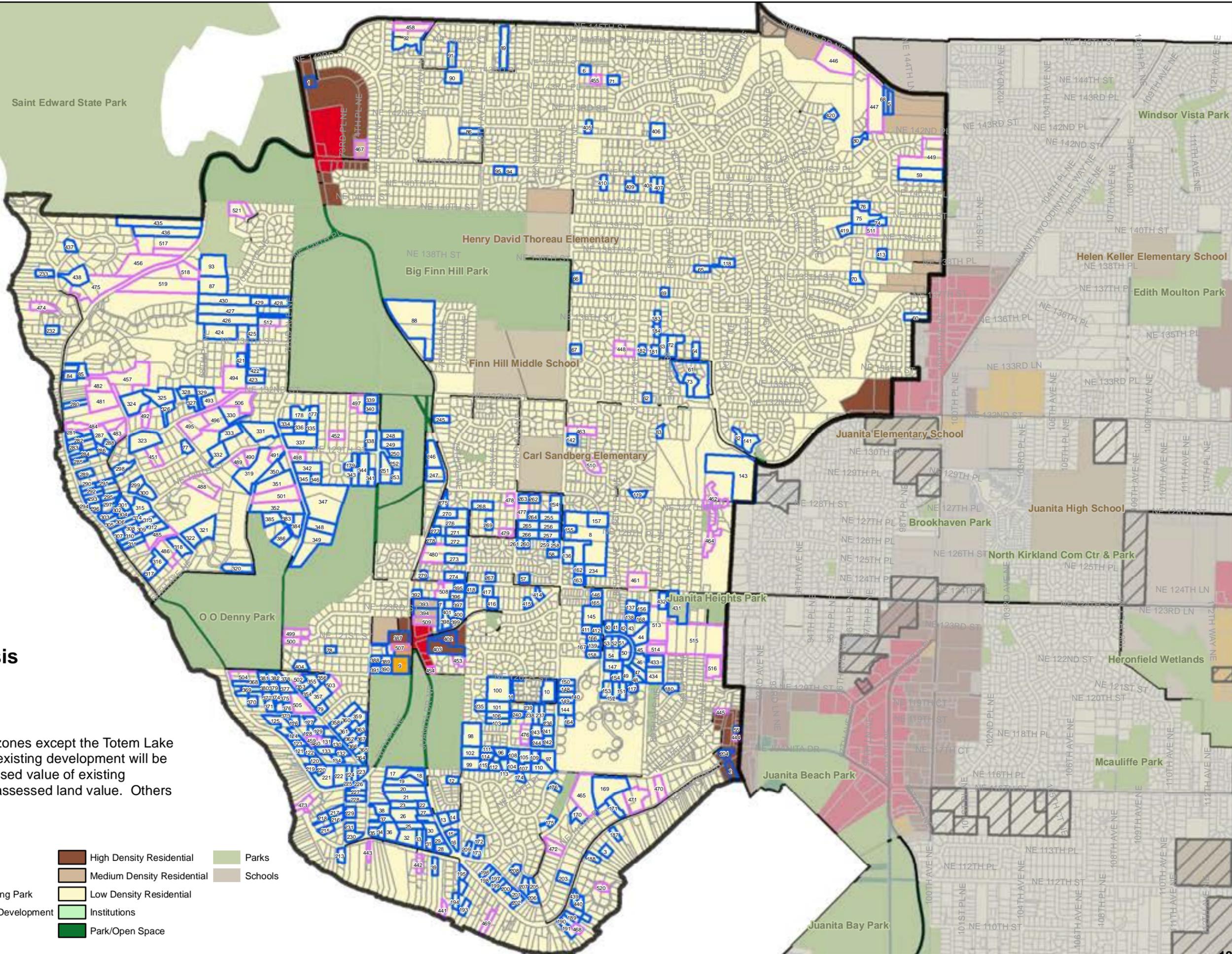
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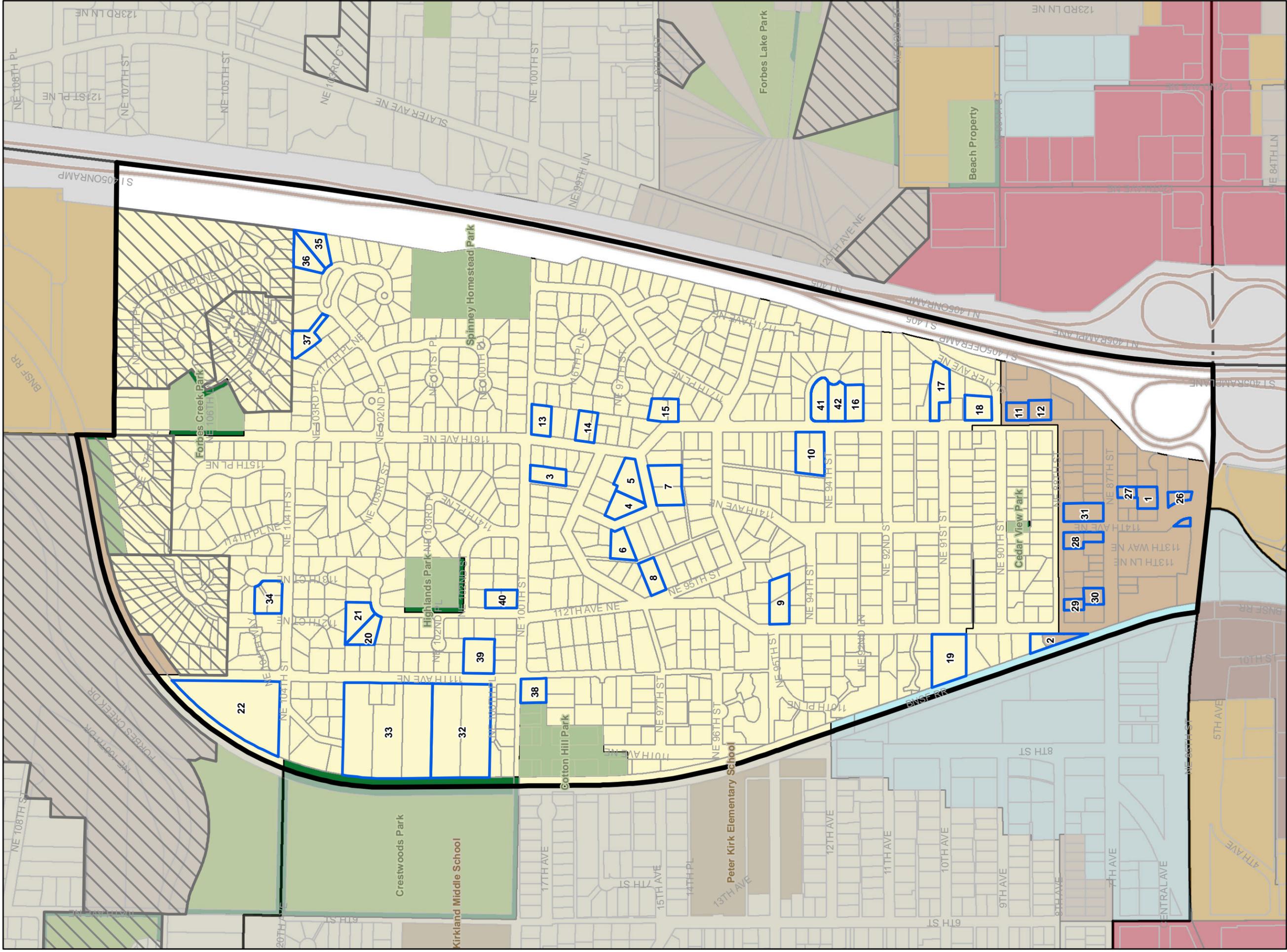
Finn Hill Capacity Analysis ***Draft***

In all commercial, industrial and office zones except the Totem Lake Business District (TLBD), parcels with existing development will be classified as redevelopable if the assessed value of existing improvements is less than 50% of the assessed land value. Others will be classified as fully developed.

Legend

- Redevelopable Parcels
- Vacant
- PUD
- Special Cases
- Other Neighborhoods
- Commercial
- Industrial
- Light Manufacturing Park
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- Parks
- Schools





In all commercial, industrial and office zones except the Totem Lake Business District (TLBD), parcels with existing development will be classified as redevelopable if the assessed value of existing improvements is less than 50% of the assessed land value. Others will be classified as fully developed.

Highlands Capacity Analysis ***Draft***

Legend

- Redevelopable Parcels
- Vacant Parcels
- PUD
- Special Cases
- Other Neighborhoods
- Commercial
- Industrial
- Light Manufacturing Park
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Parks
- Schools
- Institutions
- Park/Open Space

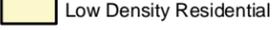
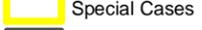
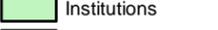
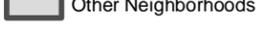


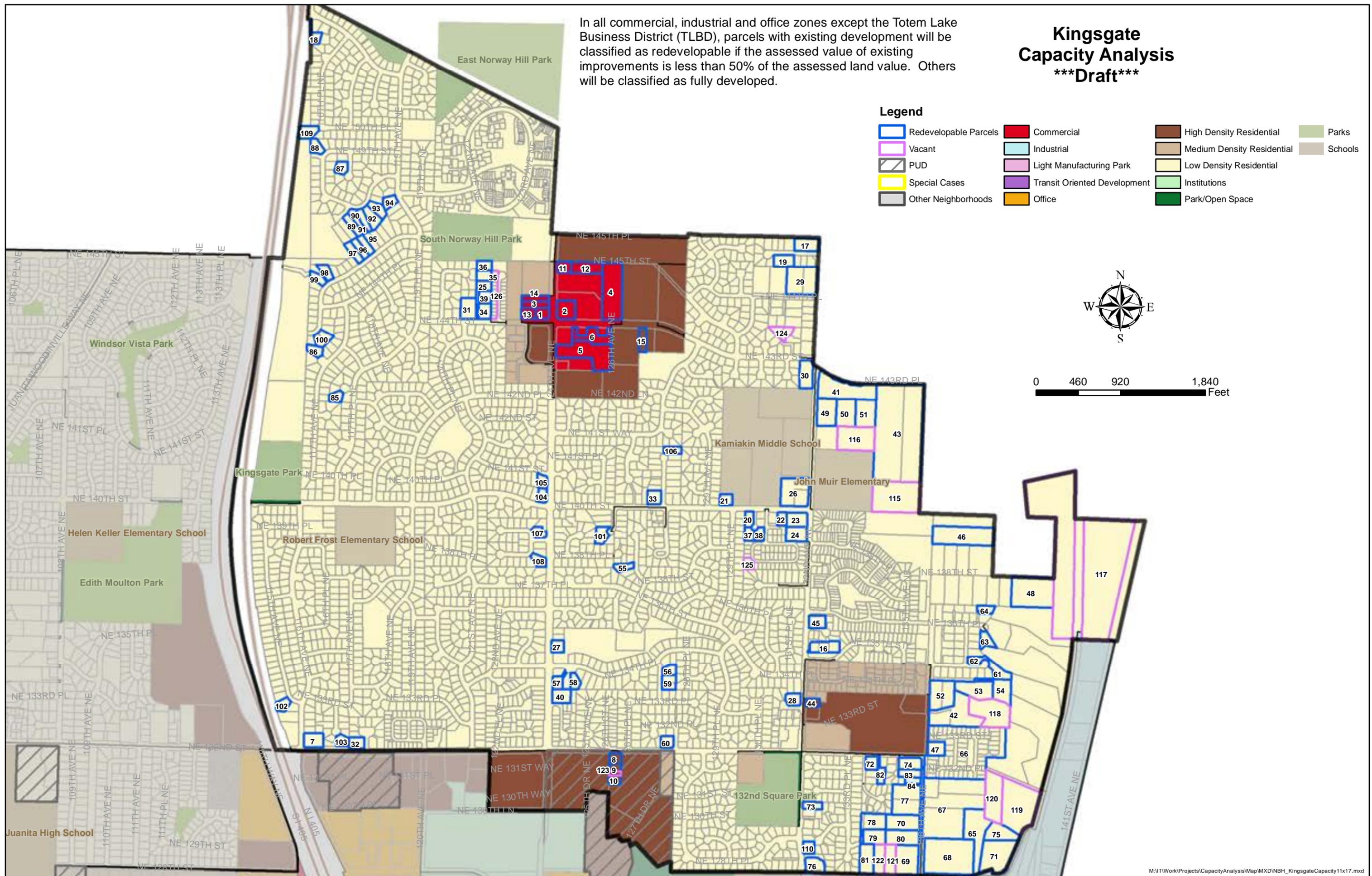
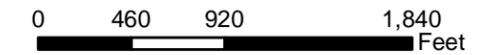
Kingsgate Capacity Analysis

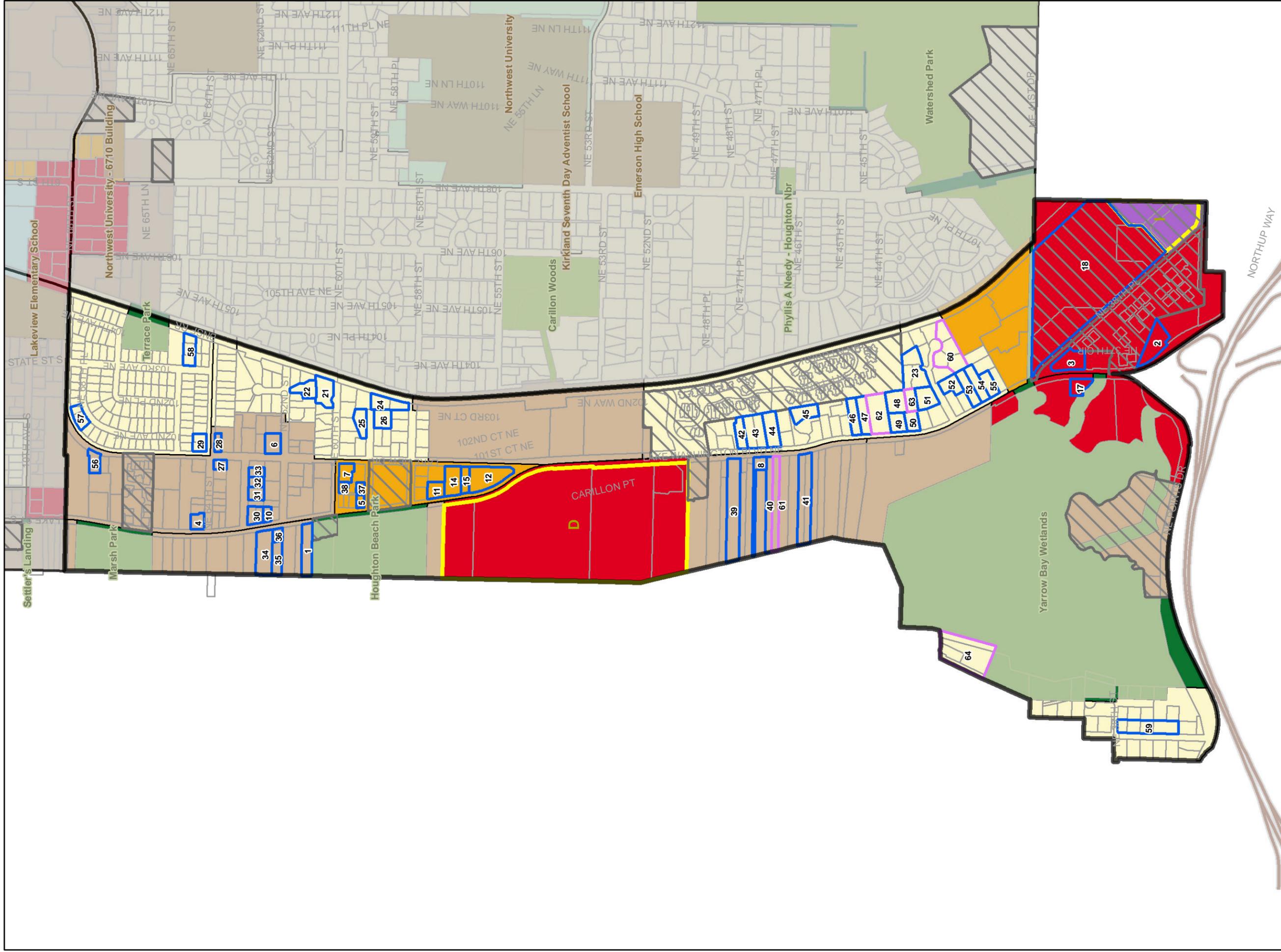
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In all commercial, industrial and office zones except the Totem Lake Business District (TLBD), parcels with existing development will be classified as redevelopable if the assessed value of existing improvements is less than 50% of the assessed land value. Others will be classified as fully developed.

Legend

- | | | | | | | | |
|---|-----------------------|---|------------------------------|---|----------------------------|---|--------------|
|  | Redevelopable Parcels |  | Commercial |  | High Density Residential |  | Parks |
|  | Vacant |  | Industrial |  | Medium Density Residential |  | Schools |
|  | PUD |  | Light Manufacturing Park |  | Low Density Residential |  | Institutions |
|  | Special Cases |  | Transit Oriented Development |  | Park/Open Space | | |
|  | Other Neighborhoods |  | Office | | | | |





In all commercial, industrial and office zones except the Totem Lake Business District (TLBD), parcels with existing development will be classified as redevelopable if the assessed value of existing improvements is less than 50% of the assessed land value. Others will be classified as fully developed.

Lakeview Capacity Analysis ***Draft***

- Legend**
- Redevelopable Parcels
 - Vacant Parcels
 - PUD
 - Special Cases
 - Other Neighborhoods
 - Commercial
 - Industrial
 - Light Manufacturing Park
 - Transit Oriented Development
 - Office
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Parks
 - Schools
 - Park/Open Space



