CITY OF KIRKLAND
PLANNING AND BUILDING DEPARTMENT
123 5TH AVENUE, KIRKLAND, WA 98033
425.587.3600 - www.kirklandwa.gov

MEMORANDUM

DATE: April 13, 2018

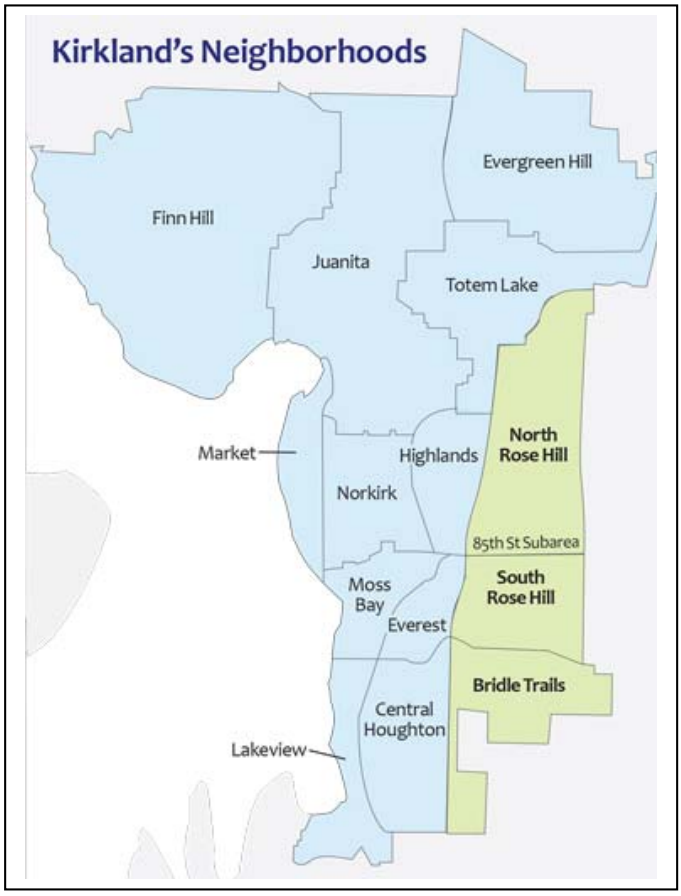
TO: Houghton Community Council

FROM: Adam Weinstein, AICP, Deputy Planning Director
Joan Lieberman-Brill, AICP, Senior Planner
Janice Coogan, Senior Planner
David Wolbrecht, Neighborhood Services Outreach Coordinator

SUBJECT: Briefing on North Rose Hill, South Rose Hill, and Bridle Trails Neighborhood Plans and NE 85th Street Subarea Update, File CAM18-00082 #5

RECOMMENDATION

Staff recommends that the Houghton Community Council hear a presentation from staff on the Neighborhood Plan update project for North Rose Hill (NRH), South Rose Hill (SRH), and Bridle Trails (BT) and the NE 85th Street Subarea. The discussion will focus on the planning effort for Bridle Trails, part of which is in the jurisdiction of the Houghton Community Council. Staff will summarize public outreach activities and issues identified to-date. Staff requests that the HCC identify additional issues and indicate which issues should be prioritized for study in relation to the Bridle Trails Neighborhood Plan.



BACKGROUND INFORMATION

1. Overview

For context, a neighborhood fact sheet is included as Attachment 1 to this memorandum. NRH is the largest and most dense neighborhood of the three. The Rose Hill business district in the NE 85th Street Subarea generates the most sales tax revenue compared to the BT and NRH neighborhood business centers, and coincidently it is second only to the Totem Lake Business District in tax generation. For all three neighborhoods and the Subarea combined, under existing zoning, land that currently is vacant or has further development potential has the potential to generate an estimated 2,385 additional housing units and 8,591 new employees at buildout.

Like the rest of the City, these three neighborhoods can accommodate the County-wide Planning Policies housing and employment growth targets through 2035 without rezoning property to increase capacity. However, there may be opportunities to improve the quality of life in this area by considering strategies to support the 10-minute neighborhood (locating services within a 10-minute walk from home) by focusing development to create destinations and developing improved means of getting to these destinations by foot or bike. Options to create and improve 10-minute neighborhoods include fostering more destinations (e.g., local-serving shops, services and entertainment venues), creating better access, and/or concentrating anticipated growth within 10 minute neighborhoods (rather than in less walkable areas). In addition, the NRH, SRH and BT Neighborhoods plans are good candidates for exploring and implementing some of the affordable housing strategies in the Housing Strategies Plan. The creation of a new Sound Transit transit hub at 85th/I-405 will also create new opportunities for Transit Oriented Development (TOD).

At the City Council briefing on the new Neighborhood Plan framework in February, Council directed staff to combine the update process and explore consolidating the neighborhood plans into one while acknowledging those issues that are unique to each neighborhood.

All three neighborhood working groups (see below for a discussion of the function of the working groups) are amenable to continued coordination of the outreach and public involvement activities. At this point in the process, stakeholders have been generally receptive to the idea of combining the two Rose Hill neighborhoods into one plan, but indicate little support for including BT. Without community support, staff sees no advantage in consolidating the BT Plan with the Rose Hill Plan. Therefore, it's likely that Bridle Trails will continue to be an independent plan while the plans for North and South Rose Hill and the NE 85th Street Subarea will be combined into one plan.

The following is a list of common traits and differences that can be attributed to North and South Rose Hill and Bridle Trails neighborhoods:

Commonalities

- All three are east of I-405
- All three abut Redmond

- All three share the same street network
- 128th Avenue NE / NE 75 Street Greenway (completion expected in March 2019) bisects all three
- Seattle City Light Power Line Easement bisects all three (trail segments completed with new development)
- NRH and SRH share the Rose Hill Business District
- NRH and SRH share the future Sound Transit Bus Rapid Transit (BRT) station at I-405 and NE 85th Street (estimated completion 2024)
- SRH and BT share the Bridle Trails neighborhood center (majority is in BT)
- SRH and BT have a combined neighborhood association

Differences

- Bridle Trails equestrian emphasis and lot size (some areas must preserve a minimum lot area for horse paddocks)
- NRH contains Forbes Lake and the majority of wetlands and streams in the study area
- Houghton Community Council has jurisdiction over portions of the BT Neighborhood

2. Public Outreach to Date

City Council emphasized the importance of getting community input as part of the neighborhood plan update process, and making sure this input covers a diverse demographic. The following extensive outreach has occurred so far:

- **Post card** - Attachment 2 - 8,563 postcards were sent to all property owners, business owners and residents and other stakeholders in each neighborhood, including the NE 85th St. subarea, notifying them of the update and visioning workshop held on March 28, 2018, and providing a link to the project website and first survey.
- **Webpage**: Upcoming events and informational resources are publicized on the website dedicated to the neighborhood plan update: http://www.kirklandwa.gov/depart/planning/Code_Updates/Neighborhood_Planning/RHBT85_Subarea_Plan_Update.htm
- **List serv** - 23 subscribers as of April 4, 2018
- **Survey** – A web survey was created and disseminated to collect feedback on unique neighborhood characteristics, issues of importance, and the vision for the future; 108 completed surveys as of April 4, 2018
- **Stakeholder list** - Attachment 3 - tracks type of correspondence and follow-up actions
- **Email announcement** - Attachment 4 - to stakeholders (neighborhoods, business community, City Advisory Boards and Commissions, King County, environmental groups and the media)
- **Targeted letters/emails** - Attachment 5 - to stakeholders (education entities, non-profits, religious organizations, regional and local governmental organizations, special interest groups, utilities, adjacent cities, regional and state agencies, special interests, and transportation organizations)

- **Individual stakeholder meetings** starting in April
- **Neighborhood Association Meetings** - Staff provided an overview of the purpose, process and schedule of public participation opportunities during the update. Staff attended the SRH/BT Neighborhood Association meeting on March 13, 2018 and the NRH Neighborhood Association meeting on March 19, 2018
- **Neighbor to Neighbor Visioning Workshop** - about 55 people attended the March 28 workshop at the Lake Washington Institute of Technology. Staff presented an overview of the purpose, process, schedule and public participation opportunities. Exercises facilitated by working group members solicited participants' future vision of their neighborhood (i.e., what their neighborhood should look and feel like 20 years in the future)) along with the challenges or issues that need to be addressed or overcome to achieve an optimal vision.

3. Working Groups

The working group roster is Attachment 6 to this memorandum. The working groups were established to help foster input that is appropriate for the neighborhood and provide strategy direction on plan elements. Each working group consists of 3-4 self-selected members from each of the neighborhood associations. Many are board members. (While SRH/BT is a joint neighborhood association, separate working groups represent each of these two neighborhoods.) The joint working group and staff cooperatively crafted postcard and survey content and the Neighbor to Neighbor workshop content and format. They also jointly co-facilitated the workshop in March. Working Group responsibilities are summarized below:

- Sounding board for staff during the process
- Co-facilitate community workshops
- Provide input on public outreach materials and surveys
- Actively participate in the process
- Solicit issues and concerns from neighborhood
- Review and comment on draft Plans
- Provide input to Planning Commission and Houghton Community Council

4. Work Schedule

See Attachment 7 to this memorandum for the project work schedule, which is also on the website. This schedule may change based on logistics related to meeting and hearing dates.

ISSUE IDENTIFICATION

Attachment 8 is a preliminary list of study issues that staff have identified from a scan of the existing neighborhood plans, organized by issues common to all plans and issues unique to each neighborhood.

Attachment 9 are the major themes that have emerged from the results of the Neighbor to Neighbor Workshop exercises and survey responses. These comments will help draft

the vision statements and identify study issues.

As we progress through the process, these issues may evolve. At the briefing, the Houghton Community Council should discuss the following questions:

1. Are there any issues not identified in this memo (including Attachments 8 and 9) that should be addressed in Bridle Trails?
2. What are the 3-4 most important issues to address in the Bridle Trails Plan update?

NEXT STEPS

Staff will brief the Planning Commission on April 27 and the City Council on May 1, 2018, and ask them to identify issues that they would like studied. We will also transmit any issues that the HCC identifies that should be studied to the Planning Commission and City Council.

A second workshop will be held in either May or early June to present draft vision statements for stakeholder comment, based on the results of the survey and the neighbor to neighbor workshop (at this point we anticipate a joint Rose Hill vision statement and a separate BT vision statement, based on what we've heard so far) and to explore ways of achieving the vision topic-by-topic (e.g., mobility, open space, environment).

Our initial thoughts are to set up topic stations and invite subject matter experts to be stationed at each. We will craft exercises to ascertain a preference for one or more alternate vision statements and broad, high-level policy means of achieving the vision. As with the first workshop, we will involve the working groups in the workshop content, design and facilitation.

In June or July we will release a second survey, which along with the second workshop, will help inform the first draft of the Plan updates.

Attachments:
1. Fact sheet
2. Postcard
3. Stakeholder list
4. Email announcement
5. Targeted letter/email
6. Working Group roster
7. Work Program Schedule
8. Preliminary issues from scan of existing neighborhood plans
9. Themes from first Neighbor to Neighbor Workshop and Survey

cc: File CAM18-00082 #5

Neighborhood Fact Sheet (4/13/2018)[1]

	Existing 2017						Buildout	
Neighborhood	Total Acreage[2]	Total Housing Units[3]	Housing Density[4] (housing units/acres)	Estimated Population[5]	Estimated Employees[6]	Sales Tax Revenue[7]	Additional New Housing Units[8]	Additional New Employees[9]
North Rose Hill	671	Total: 3,520 SF: 1,653 MF:1,867	6.58	Total: SF: MF:	1,316	NRH Neighborhood Center: $48,373	Total: 558 SF: 483 MF: 75	1,432
South Rose Hill	265	Total: 950 SF:892 MF:58	3.66	Total: SF: MF:	328		Total: 174 SF: 139 MF: 35	234
NE 85th Street Corridor	257	Total: 774 SF: 473 MF:301	4.99	Total: SF: MF:	1,966	Rose Hill Commercial District: $3,545,025	Total: 1,295 SF: 247 MF:1,048	6,887
Bridle Trails	460	Total: 991 SF: 842 MF: 149	2.42	Total: SF: MF:	705	Bridle Trails Neighborhood Center: $269,492	Total: 358 SF: 188 MF: 170	38

Note: Data represents maximum potential population and employment growth. It includes non-residential properties that are unlikely to redevelop and critical areas (wetlands, streams, and their buffers) with limited development potential.

1. Source: King County Assessor's data certified on 1/18/2018.
2. Land Area minus right-of-way.
3. SF - Single Family housing unit; MF - Multifamily housing unit.
4. Density calculation: Housing units divided by low, medium and high density residential zoned land area minus right-of-way, based on 2018 City of Kirkland GIS.
5. Population for SF is calculated at 2.62 persons per housing unit; population for MF is calculated at 1.8 persons per housing unit.
6. Employees are calculated at 1 employee per 1,000 sq. ft. of nonresidential sq. ft.
7. Source: COK Finance Dept. Note: As there are fewer than 3 taxpayer records in South Rose Hill portion of Bridle Trails Neighborhood Center, City is prohibited from releasing this information due to Department of Revenue confidentiality rules.
8. New Residential development buildout based on existing zoning for further developable and vacant residential property.
9. New Employee at buildout based on existing zoning and existing floor area ratio divided by assumed employees per sq. ft.: 1.7 employees per 1,000 sq. ft. of new industrial sq. ft.; 2 employees/1,000 sq. ft. of new commercial sq.ft. and 4 employees/1,000 sq. ft. of new office sq. ft.

*Why does a neighborhood need a **plan**, and why does it matter to you?*

The City of Kirkland is updating the 20-year plan for your neighborhood. City staff and a volunteer group of your neighbors need your help in defining what's important for your neighborhood's future. You can impact how your neighborhood looks and feels over the next 5, 10, and 20 years. Please come:

Neighbor to Neighbor Workshop

March 28, 2018, from 6:30 to 8:30 p.m.

Lake Washington Institute of Technology
West Building Room W-401
11605 132nd Ave NE Kirkland WA 98034

Questions?

Janice Coogan | jcoogan@kirklandwa.gov | 425-587-3257
Planning and Building Department, City of Kirkland

Neighborhood
PLAN PROCESS

Neighborhoods are a fundamental building block of Kirkland.

The term "neighborhood" refers to a larger geographic area than residents usually think. Kirkland has over 80,000 residents in 14 neighborhoods (map on right). Each neighborhood has its own **plan**: a document that charts the course for its future.

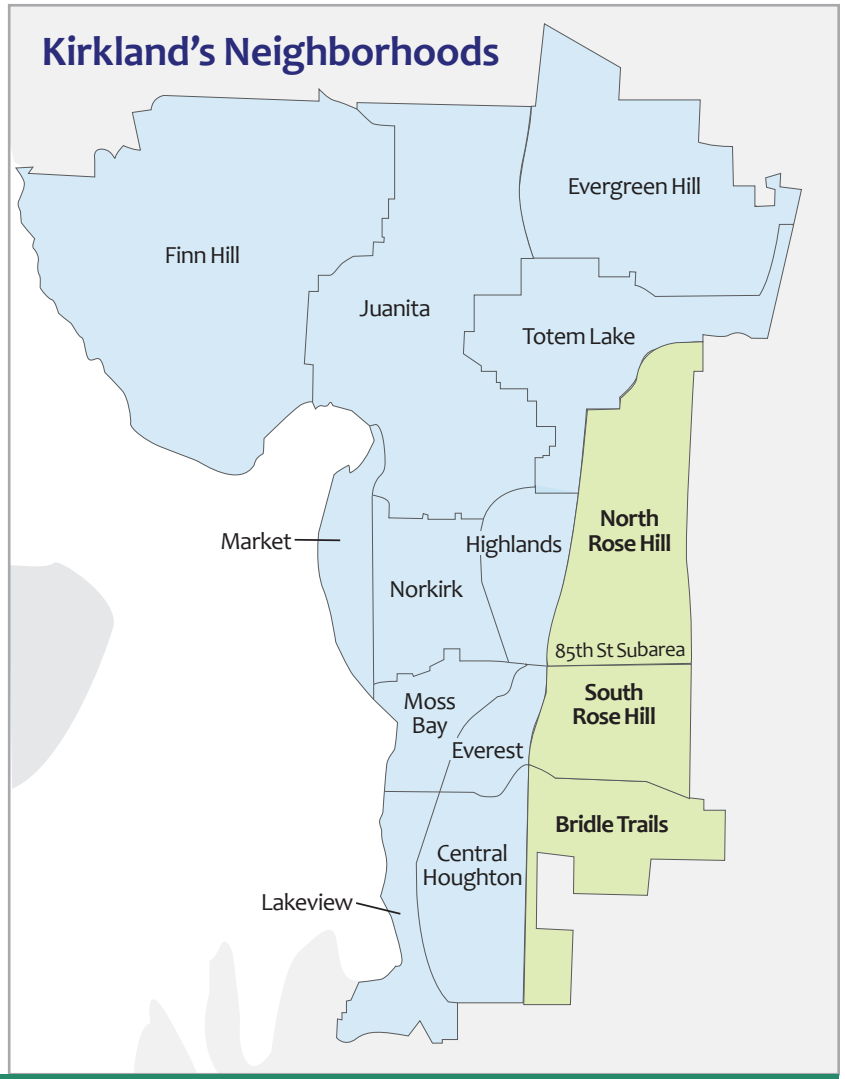
Each plan defines how that neighborhood might best manage traffic, meet forecasted household and job growth, provide open space and recreational opportunities, and incorporate vital services within the City's *Comprehensive Plan*.

In collaboration with two Neighborhood Associations, the City of Kirkland Planning and Building Department has created a neighborhood **Working Group**. Together, the Working Group and City staff are updating the following neighborhood plans:

- North Rose Hill Neighborhood Plan
- South Rose Hill Neighborhood Plan
- Bridle Trails Neighborhood Plan
- NE 85th Street Subarea Plan

We need your perspective - join your neighbors and City staff at the ***Neighbor to Neighbor Workshop*** on March 28 (info on reverse).

We're also collecting feedback through ***this survey.*** To us, every voice counts!



Survey:
www.research.net/r/Y8Q2JD5

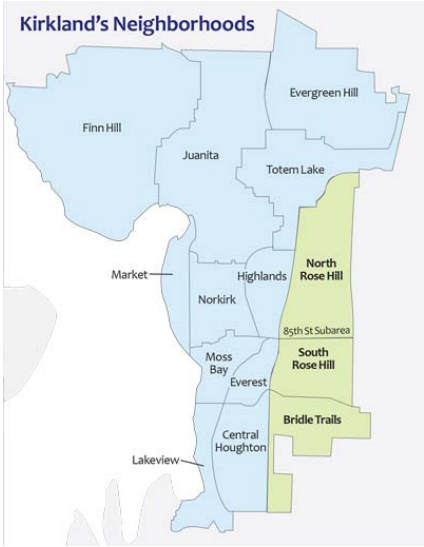
To find out more about the process, visit:
www.kirklandwa.gov/neighborhoodplans

Stakeholders Public Outreach

							Feb-March 2018 Visioning Phase				
Staff	Topic	Name of Organization	Contact Name	Address	Email	Phone	Postcard	Email Announce	Intro Letter	Targeted Letter	Meeting Date
DW	Neighborhoods	Neighborhood Assoc.									3/13/2018 & 3/19/2
		KAN									3/14/2018
JLB		Working Group					email 3/15/2018	3/15/2018			
JC	Business Community	Chamber of Commerce	Samantha St. John, Executive Director	440 Central Way, Kirkland WA 98033	samanthas@kirklandchamber.org	425-822-7066	x	3/20/2018			
		BT Shopping Center	Susan Benton, Property Manager	15600 NE 8th ST #K-15, Bellevue, WA 98008	sbenton@roireit.net	425-531-0162	x	3/20/2018			
		Lee Johnson Auto Family	Tod Johnson	11845 NE 85th ST, Kirkland, WA 98033	tjohnson@leejohnson.com	425-827-0521	x	3/20/2018			
		Totem Lake Bowl	Don Wells, President	13033 NE 70th PL, Kirkland, WA 98033	thevelomann@msn.com		x	3/20/2018			
JLB	Education	LWSD	Forrest Miller	PO Box 97039, Redmond, WA 98073	fmiller@LWSD.org	425-936-1108	x		email 2/1/2018		need one
		LW Institute of Technology	Dr. Amy Morrison Goings, President	W301 11605 132nd Ave NE, Kirkland, WA	amy.goings@lwtech.edu	425-739-8200	x		email 2/26/2018	email 3/12/2018	April 16 2PM
JC	City & Advisory Boards, Commissions	Park Boards	gave to staff to send-Lynn/Michael		Parkboard@kirklandwa.gov			3/20/2018			
		Transportation Commission	gave to Joel/Kathy to send					3/20/2018			
		Planning Commission			Planningcommissioners@kirklandwa.gov			3/20/2018			
		Houghton Community Council			Houghtoncouncil@kirklandwa.gov			3/20/2018			
		Senior Council	gave to Regula Schubiger to send		rschubig@kirklandwa.gov			3/20/2018			
		Youth Council	gave to Regula Schubiger to send		rschubig@kirklandwa.gov			3/20/2018			
		City Council	gave to Amy to forward					3/20/2018			
JLB	Nonprofit & Human Services	B&G Club	Jamie Heil, Director	10805 124th Ave NE, Kirkland, WA 98033	jheil@positiveplace.org	425-250-4752	x		email 3/19/2018		none requested
JLB	Religious Organizations	Churchome		9051 132nd Ave NE, Kirkland, WA 98033	contact.kirkland@churchome.org		x		email 3/19/2018		
		Salt House Church		11920 NE 80th ST, Kirkland, WA 98033	saraw@salthousechurch.org		x		email 3/19/2018		
		Eastside Seventh-Day Adventist Fellowship		11920 Northeast 80th ST,Kirkland, WA 98033	pastorroneastside@gmail.com	509-851-8734	x		email 3/19/2018		
		Church of Jesus Christ of Latter-day Saints		7720 126th Ave NE, Kirkland,WA 98033			x		Sent letter 3/20/18		
		Lake Washington United Methodist Church		132nd Ave NE, Kirkland, WA 98033	pastor@lwumc.com		x		email 3/19/2018		
		Rose Hill Church		12202 NE 90th ST, Kirkland, WA 98033	office@rosehillpc.org		x		email 3/19/2018		
		Reach Church		12033 NE 80th ST, Kirkland, WA 98033	info@reachchurch.cc		x		email 3/19/2018		
		Holy Family Parish	Andrea Liggett/Sharon Harris	7045 120th Ave NE, Kirkland, WA 98033	andrea@hfkparish.org sharonh@hfkparish.org	425-822-0295	x		email 3/19/2018		
		Holy Family School	Jackie Degel, Principal	7300 120th Ave NE	jdegel@hfkschool.org	425-827-0444	x		email 3/19/2018		
JLB	Utilities	Olympic Pipeline	Kenneth Metcalf		Kenneth.metcalf@bp.com	425-981-2575			email 3/19/2018		none requested
		Puget Sound Energy	Kerry Kriner, AICP, Senior Land Planner		Kerry.Kriner@pse.com	425-462-3821			email 3/19/2018		
		Seattle City Light	Mary Davis, SR/WA	700 5th Ave, Suite 3200, Seattle, WA 98124	mary.davis@seattle.gov	206-684-3328			email 3/19/2018		
JC	Adjacent Cities	City of Redmond	Jae Hill, AICP Long Range Planning Mngr	PO Box 97010, Redmond, WA 98052	jbhill@redmond.gov	425-556-2414	x		email 3/8/2018		
		City of Bellevue	Terry Cullen, AICP	450 110th Ave NE, Bellevue, WA 98004	tcullen@bellevuewa.gov	425-452-4070	x		email 3/7/2018		
JC	King County	Transfer Station/Landfill Site/Taylor Fields	Bob Burns, Deputy Director		bob.burns@kingcounty.org	206-477-4520		3/20/2018			
		Housing Authority	Stephen Norman, Executive Director		stephenN@kcha.org	206-574-1190		3/20/2018			

JLB	Regional/State Agencies	Bridle Trails Park	Matt Birklid, Ranger		Matthew.birklid@parks.wa.go	425-417-7871			email 3/19/2018		
JC	Enviromental	Green Kirkland Partnership	Sharon Rodman, City of Kirkland		srodman@kirklandwa.gov			3/20/2018			
		Muckleshoot Indian Tribe	Karen Walters	39015 172nd Ave SE, Auburn, WA 98092	kwalter@muckleshoot.nsn.us			3/20/2018			
JLB	Special Interests	Equine Advisory Group	Jane Plut	#17 Bridlewood Circle, Kirkland, WA 98033	xdocplut@hotmail.com				email 3/19/2018		
		Central Park Tennis Club	Julie Wheadon	5820 125th Ln NE, Kirkland, WA 98033	juliew@centralparktennisclub	425-822-2206	x		email 3/19/2018		
		Kirkland Heritage Society	Lolita Hawkinson		hawkdsi@ix.netcom.com				email 3/19/2018		
JLB	Transportation	Sound Transit	Blake Jones, Community Outreach Coo	705 5th Ave So, Seattle WA 98104	blake.jones@soundtransit.org	206-398-5470	3/16/2018		email 2/28/2018		
		Kirkland Greenways	Christian Knight, City of Kirkland								
		Cascade Bicycle Club	Vicky Clark		vickyc@cascadebicycleclub.org				email 2/28/2018		
		Evergreen Trails	Mike Westra, Director		mwestra@evergreenMTB.org				email 2/28/2018		
DW	Media	City Email Newsletter						3/21/2018			

City of Kirkland 2018 Neighborhood Plan Updates



In collaboration with the Neighborhood Associations, the City of Kirkland Planning and Building Department is updating the following neighborhood plans within the Comprehensive Plan in 2018. Some of these plans have not been updated for 15-30 years.

Below are the neighborhood plans being updated and links to the existing Plans in the Kirkland Comprehensive Plan on the City of Kirkland website at http://www.kirklandwa.gov/

- North Rose Hill Neighborhood Plan
- South Rose Hill Neighborhood Plan
- Bridle Trails Neighborhood Plan
- NE 85th Street Subarea Plan/Rose Hill Business District *(includes portions of North and South Rose Hill Neighborhoods)*

If you are a resident or own a business in these neighborhoods, your involvement is important to help shape change in your community over the next 20 years. Events and public involvement opportunities will be held throughout the year.

Here's how you can participate in the process**:**

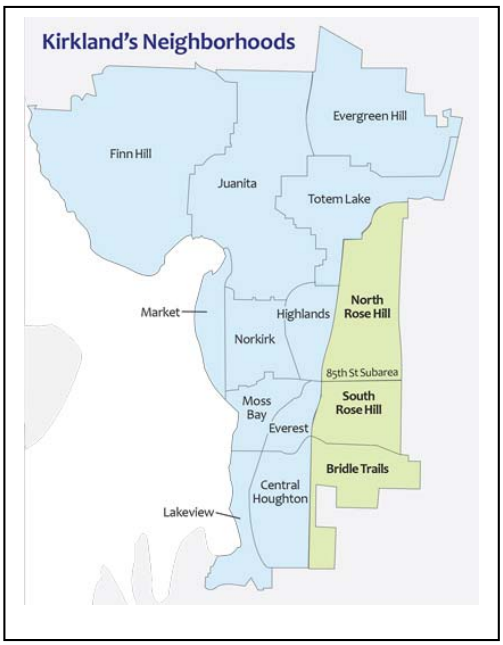
- **Attend the March 28 Neighbor to Neighbor Workshop** 6:30-8:30 pm at Lake Washington Institute of Technology Room W-401, for an interactive visioning workshop
- **Visit the project website for information and schedule at http://www.kirklandwa.gov/depart/planning/Code_Updates/Neighborhood_Planning/RHBT85_Subarea_Plan_Update.htm**
- **Sign up for email announcements on the above website**
- **Take the survey at www.research.net/r/Y8Q2JD5 *before April 3 2018***
- **Talk to the Working Group members.** *See website for member roster.*
- **Write to the Planning Commission at *planningcommissioners@kirklandwa.gov***
- **Contact staff:** Janice Coogan, jcoogan@kirklandwa.gov or 425-587-3257 or Joan Lieberman-Brill, jliebermanbrill@kirklandwa.gov or 425-587-3254

March 19, 2018

Address

Dear Sir/Madam,

RE: **City of Kirkland 2018 Neighborhood Plan Updates**



The City is undertaking a comprehensive neighborhood plan update for the North/South Rose Hill and Bridle Trails Neighborhoods and NE 85th Street Subarea this year, to be completed in 2018. These plans have not received a major update for 15 – 30 years!

The core purpose of each plan update is to imagine how the neighborhood might change over the next 20 years and define - through goals, objectives and policies - how each neighborhood should promote mobility, accommodate forecasted household and job growth, and provide open space and recreational opportunities, and other vital services, all in line with the City's Comprehensive Plan.

In collaboration with the North Rose Hill and South Rose Hill/Bridle Trails Neighborhood Association working groups, we are excited to be hosting the first of several planned public outreach activities to explore these topics with your neighbors. We invite you to join us at the **Neighbor to Neighbor Workshop on Wednesday, March 28, from 6:30 to 8:30 pm at Lake Washington Institute of Technology, located at 11605 132nd Ave NE in West Building Room W-401**.

We are also contacting individual stakeholders like you, who live or work in these neighborhoods, to find out if there are issues or concerns that you'd like studied during this plan update, and whether you have future development plans. We will use this information to determine if the existing neighborhood plans would need to change to accommodate your desired vision for this area. **Please get back to me no later than May 1st if you have an issue or site specific request that you'd like studied this year.**

Any site specific change will be considered in the context of the future vision for the neighborhood that will be developed during the neighborhood plan update process. The city won't be cycling back to update these neighborhood plans again until around 2026, so you won't want to miss this opportunity to advocate for your future plans.

Please visit the City's website to find out more about the plan update process:
http://www.kirklandwa.gov/depart/planning/Code_Updates/Neighborhood_Planning.htm

We would be happy to meet with you individually. Please contact me to set up a meeting or if you have questions at jbrill@kirklandwa.gov or 425-587-3254. We also hope you'll come to the Neighbor to Neighbor Workshop.

Sincerely,

Joan Lieberman-Brill, AICP
Senior Planner
Kirkland Planning & Building Department
425-587-3254
jbrill@kirklandwa.gov
Mon – Thus

Cc: File CAM18-00082

Neighborhood Plan Update -Combined Working Group Members Roster

Red is key contact

North Rose Hill:
Kaylee Nilan kayleenilan@hotmail.com
Robert Iracheta robert.iracheta@gmail.com
Margaret Carnegie carnegiema@frontier.com
Kevin Coomer Kevincoomer44@gmail.com

South Rose Hill:
Rodney Rutherford rodneyr@gmail.com Co Chair
Don Samdahl <don@filmjabber.com>,
Martin Morgan <martinmorgan77@gmail.com> Co Chair

Bridle Trails:
Lynn Erckmann <flurry@u.washington.edu>,
Michelle Plesko <michelle.plesko@outlook.com>,
Tyler Quillin <tquillin@uw.edu>,

Planning and Building Department Staff:
Joan Lieberman–Brill, Senior Planner, jliebermanbrill@kirklandwa.gov, 425-587-3254
Janice Coogan, Senior Planner, jcoogan@kirklandwa.gov, 425-587-3257
Adam Weinstein, Deputy Planning Director, aweinstein@kirklandwa.gov, 425-587- 3227

City Manager's Office
David Wolbrecht, Neighborhood Services Outreach, dwolbrecht@kirklandwa.gov, 425-587-3011

Table: Schedule for Neighborhood Plan Update (and Code Amendments) 3/19/2018

#	Task	Responsibility	Date
1	Internal Kickoff Meetings	City	Wednesday, January 10, 2018
2	Prepare Preliminary Scope/Schedule/Outreach Plan	City	Monday, January 22, 2018
3	Prepare Background Data	City	
4	External Project Kickoff Meeting with Neigh Assoc.	City/Working Group	Thursday, January 25, 2018
5	Internal Kickoff PW/PBD meeting	City	Wednesday, February 14, 2018
6	Joint Working Group Mtg	City/Working Group	Wednesday, February 28, 2018
7	Send Postcard	City	Monday, March 12, 2018
8	Release Neighborhood Survey #1	City/Working Group	Tuesday, March 13, 2018
9	Attend SRH/BT Neighborhood Association Meeting	City/Working Group	Tuesday, March 13, 2018
9	Facilitiation Training for Visioning Workshop	City/Working Group	Thursday, March 15, 2018
10	Attend NRH Neighborhood Association Meeting	City/Working Group	Monday, March 19, 2018
11	Conduct Visioning Workshop	City/Working Group	Wednesday, March 28, 2018
12	Comments on Survey Due	City	Wednesday, April 04, 2018
13	Present Preliminary Issues to CC	City	Tuesday, April 17, 2018
14	Present Preliminary Issues to PC/HCC	City	Thursday, April 26, 2018
15	Prepare Plan outline and issues	City	Tuesday, May 01, 2018
16	Present Plan outline/issues & planned projects to Community	City/Working Group	Monday, May 21, 2018
17	Submit Written Comments on Plan outline and issues	Working Group	Monday, June 04, 2018
18	Release Neighborhood Survey #2	City/Working Group	Monday, June 11, 2018
19	Comments on Survey Due	City	Monday, June 25, 2018
20	Prepare Draft Plan #1	City	Monday, July 02, 2018
21	Present Draft Plan #1 to Community	City/Working Group	Monday, July 09, 2018
22	PC/HCC Joint Study Session	City/Working Group	Thursday, July 26, 2018
23	Prepare Draft Plan #2 & Code Amendments	City	Thursday, August 16, 2018
24	Present Plan/Code Amendments to Parks Board	City	Wednesday, September 12, 2018
25	City Council Study Session	City/Working Group	Tuesday, September 18, 2018
26	Present Plan/Code Amendments to Tran. Commission	City	Wednesday, September 26, 2018
27	Public Notice Issued	City	Thursday, October 11, 2018
28	Publish SEPA Addendum	City	Friday, October 12, 2018
29	Department of Commerce Intent to Adopt	City	Friday, October 19, 2018
30	PC/HCC Public Hearing	City/Working Group	Thursday, October 25, 2018
	PC Deliberation	City/Working Group	
31	City Council Study Session	City/Working Group	Tuesday, November 20, 2018
32	City Council Adoption	City/Working Group	Tuesday, December 18, 2018
33	Send final ordinance to Dept of Commerce	City	Jan
34	Houghton Community Council Final Approval	City	Monday, January 28, 2019

Notes:

1. "Working Group" = Neighborhood Group Chair, Vice Chair, plus 1-2 other members.
2. Shading = Public Meetings
3. Green = Additional Opportunities for Public Input
4. This schedule doesn't include all internal (City) meetings.
5. Dates are subject to Change

Preliminary Study Issues List for SRH-NRH-BT-NE 85t ST Neighborhood Plan Update - April 2018

Issues common to all plans:

Housing

- Address housing deficiencies for middle income earners - those low and moderate income households of three earning between $43,000 and $69,000, where the resident pays no more than 30% of income for housing, including utilities.
- Incorporate issues from Housing Strategy Plan to study (e.g., improve neighborhood walkability, create open space/pocket parks to reduce the need for large yards, encourage neighborhood commercial development, foster innovative or unconventional compact housing types, and encourage the production of accessory dwelling units).

Transportation

- Should Neighborhood Plans continue to include a future Street Connections map in Plan for SRH and BT, consistent with NRH? Waiting for City Council direction in May.
- Update all plans for consistency with Transportation Master Plan.
- Identify additional pedestrian/bicycle connections.
- Update status of School Walk Routes in NRH, SRH and Bridle Trails. Are they complete?
- Seattle City Light Easement - strengthen policies to require a connector. pedestrian/bike trail with development of adjoining properties.
- Keep informed and reference new Greenways project for 128th Ave NE/NE 75th ST in design/construction phase (Christian/Laura CIP) see maps at www.kirklandwa.gov/greenways.

Parks

- Identify park deficiencies and park open space improvements consistent with the Parks, Recreation and Open Space (PROS) Plan.
- Remove from neighborhood plans city policies to enter into joint use agreements with LWSD for after-hours use of school district facilities because it's not an issue unique to these neighborhoods.

Utilities

- Remove from neighborhood plans city requirement to convert septic to sewer service because it's not an issue unique to these neighborhoods. Sewer upgrades are required Citywide with redevelopment. Instead addressed in general Utility Element.
- Address school expansion plans, as applicable
- Strengthen policies to plan for storm water facilities to reduce flows and improve water quality of storm water runoff from existing development in order to protect Forbes Creek and Forbes Lake.

Future Development

- Are there business stakeholders who have expansion plans?
- Does the Lake WA School District have expansion plans in these neighborhoods?

- Reach out to past Citizen Amendment Request (CAR) applicants (none in NRH; some in SRH, BT) to find out if they are still interested in pursuing past requests.
- Accept land use map and zoning map change requests for consideration as part of update process - must be consistent with vision for neighborhood.

North Rose Hill

Housing

- Lake Washington Institute of Technology - consider adding on-campus market rate housing or residential suites?

Transportation

- Street Connection map - retain NRH street connection map since it has successfully provided policy direction for the completion of 6 of the original 17 identified for street connections, since adoption in 2003.

Parks

- Forbes Lake Parks trail/public access improvements; develop trail from 124th Avenue NE across WSDOT mitigation site and go half way around Forbes Lake per PROS plan.

Utilities

- Strengthen policies to encourage community involvement to reduce flooding and improve water quality of storm water around Forbes Lake created by beaver dams on private property.

South Rose Hill

Transportation

- Reference to safe crosswalk across 116th Ave NE at NE 75th ST to connect to NE 80th ST existing pedestrian/bicycle bridge, downtown, and CKC as part of the NE 75th St Greenway project.

Bridle Trails

Land Use

- Develop more detailed policy direction for future development of the Bridle Trails shopping center.
- Develop more detailed policy direction for future development of a master plan for park uses and development of the King County Transfer Station/Taylor Fields Landfill site.
- Address Equine Advisory Board and Bridle Trails Community Club issues or concerns.
- Develop Equestrian street standards.

Transportation

- Pedestrian path under power lines adjoining Ben Franklin - keep and strengthen joint use policy with School District for pedestrian path.
- Status of future WDOT plans for Houghton Park and Ride to determine if Transit Oriented Development public involvement process with neighborhood is needed.

NE 85th St. Subarea

Land Use

- Consider re-aligning the Subarea boundary with commercial zones/uses in the Rose Hill Business District.
- Rose Hill Business District (RH-8 zone) - consider allowing ground-floor dwelling units behind commercial uses.
- Rose Hill Business District (RH 5A zone, and possible other zoning districts, if warranted) - consider a modification process for the percentage of ground floor uses required to be dedicated to retail uses.
- Consider other changes to development standards if needed within the subarea.
- Study transitional areas along both north and south edge of Rose Hill Business District in the NE 85th ST commercial corridor to determine if there is interest in changing land use.

Transportation

- Address Sound Transit I-405 bus station location and implications for surrounding land use and pedestrian connections
- Plan for Bus Rapid Transit (BRT) along NE 85th ST.
- Improving pedestrian crossing along NE 85th ST.

Neighbor to Neighbor Workshop and Survey – Themes

NEIGHBOR-TO-NEIGHBOR WORKSHOP- March 28, 2018

POSITIVE NEIGHBORHOOD CHARACTERISTICS

Transportation

Rose Hill: ability to easily and safely walk to parks, retail establishments, and services; easy to access rest of the region for work or play, particularly by transit; lots of easily-accessible parking; bikability; good access across I-405

Bridle Trails: ability to access schools and parks on foot; easy to access rest of region, major job centers, and commercial centers; walkable neighborhood, even though there aren't sidewalks everywhere

Land Use

Rose Hill: a dense, vibrant business district along NE 85th Street, with lots of small businesses; peaceful, quiet residential neighborhoods, all in close proximity to major job and commercial centers, including Downtown Kirkland and Totem Lake

Bridle Trails: lots of housing types, including modest homes on large lots; Bridle Trails Shopping Center as a community gathering space; Bridle Trails Park, which is easily accessible to the rest of the neighborhood

Parks

Rose Hill: South Rose Hill Park, which is an amenity for all ages; other parks in the area have woodlands, wetlands, Forbes Lake, and lots of green space – all within walking distance of the residential neighborhoods

Bridle Trails: the natural, forested setting in an urban environment, which is characterized by the big, green space of Bridle Trails State Park; spaces for horses, which have evolved into an open space amenity for people

Community/Character

Rose Hill: friendly neighbors of all ages; great spaces (public and private) for kids to play; streets for neighbors to gather; great community institutions, like churches

Bridle Trails: quiet, tree-filled neighborhood with a rural/pastoral feel; the equestrian nature of the area; a quiet, stable, and safe community

Public Services and Utilities

Rose Hill: good schools, including schools paired with open space

Bridle Trails: good schools

Environment

Rose Hill: big trees and lots of green space

Bridle Trails: forest cover and wildlife

ISSUES TO BE ADDRESSED

Transportation

Rose Hill: improve transit options to major destinations and within neighborhood; convert some car trips into pedestrian and bike trips by improving walking/biking infrastructure and safety

Bridle Trails: better access to Cross Kirkland Corridor; better pathways and more complete sidewalks; reduce traffic, particularly during commute times; increased access to rapid transit (especially at NE 70th Street Houghton P&R)

Land Use

Rose Hill: more housing options (including more compact and clustered housing), especially for young families and the elderly and in mixed-use environments along NE 85th Street; need for rejuvenated and more walkable NE 85th Street commercial district that is better connected to surrounding residential neighborhoods;

Bridle Trails: activate the Bridle Trails shopping center, including through introduction of mixed uses, and make sure it serves the local community; ensure there's adequate green space integrated into new developments

Parks

Rose Hill: increase access to/usability of Forbes Lake; consider development of a dog park

Bridle Trails: Improve Snyder's Corner Park; create linkages to Bridle Trails State Park; consider development of a dog park; renovate landfill into a park.

Community Character

Rose Hill: Ensure houses are appropriately-sized for neighborhood; create public gathering/meeting spaces

Bridle Trails: Ensure that density and the size of new homes reflects the modest scale of the neighborhood

Environment

Rose Hill: protect wildlife habitat and trees; connect green space and integrate wildlife habitat

Bridle Trails: protect natural areas and promote family- and kid-friendly parks

SURVEY

Approximately 92 people participated in the survey. Approximately 75 people gave email and other contact information.

1. **Positive neighborhood characteristics:** proximity to rest of region and job centers; rural feel; neighborhood commercial centers; lots of open space; great parks and schools; friendly neighbors; equestrian nature of Bridle Trails
2. **Top 3 things that should be changed:** improved bus/transit service; more affordable housing, including for families; higher-quality Bridle Trails shopping center; more complete transportation system for walking/biking; adding density to the appropriate places (e.g., commercial centers); further protection of equestrian nature of Bridle Trails; underground power lines; reduce house size so new development is more compatible with the existing community; rejuvenate NE 85th Street and attract businesses that are local serving and can be accessed on-foot; reimagine the Houghton Landfill

3. **Unique qualities of neighborhood and means of enhancement:** convert Bridle Trails Shopping Center to mixed-use village; leverage open space resource of Bridle Trails to activate Bridle commercial area; protect equestrian facilities and forest; rural character but proximate to services; increase walkability; protect large-lot single-family zones but add density to appropriate places
4. **Top 5 values:** safety, diversity, connectedness, environmental sustainability, community
5. **Needed amenities:** neighborhood trails and walking routes; enhanced retail shops in Bridle Trails Shopping Center; improved transit; safer crossing of busy streets
6. **Top priorities for transportation:** efficient traffic flow; efficient transit access; pedestrian/bike crossings across busy streets and between neighborhoods
7. **Needed social amenities:** places for kids; dog parks; sidewalk benches; sidewalk gathering spaces
8. **Environmental features needing protection:** wildlife corridors; trees; wetlands/streams
9. **Housing priorities:** housing for seniors to age in place; affordable housing (including for public service employees); ADUs
10. **Recreation amenities:** Top priorities = equestrian amenities; bike trails; and aquatics facilities
11. **Other thoughts/unique ideas:** small family homes with shared open space; multi-generational housing; community gardens; pop-up parks; bikeways and greenways separated from traffic; redesign of Synder's Corner to enhance environmental function and incorporate community gardens; sound attenuation along I-405; improved crossings along 70th Street; neighborhood design to reduce crime; equity should have a bigger role in decision-making process; partnerships with private businesses to increase transportation options