



CITY OF KIRKLAND

Planning and Community Development Department
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MEMORANDUM

To: Houghton Community Council

From: Janice Soloff, AICP, Senior Planner *JLS*

Date: March 19, 2007

Subject: **COURTESY HEARING ON PROPOSED ZONING CODE AMENDMENTS RELATED TO REORGANIZATION OF DESIGN REGULATIONS, FILE ZON07-00002**

RECOMMENDATION

At your March 26, 2007 meeting staff recommends that you review, discuss and conduct a public hearing on the enclosed draft Zoning Code amendments. Following the public hearing the Community Council should make a recommendation to the Planning Commission for their consideration at a study session in April. Proposed code amendments relevant to the jurisdiction of the Houghton Community include changes to the following chapters described below (see Attachments):

- Definitions Chapters 5
- Landscaping Chapter 95
- Parking Area and Pedestrian access Chapter 105
- Public Improvements Chapter 110
- Miscellaneous Chapter 115

BACKGROUND DISCUSSION

A work program item for 2006-2007 is reorganizing the design regulations in Zoning Code Chapter 92 to make them easier to use for both permit applicants and staff. Design Regulations are applicable in business districts subject to Design Review (CBD, JBD, NRHBD, RHBD, TLN zones). Proposed changes to the design regulations are not included in this packet because there are no areas in the Houghton Neighborhood subject to design review. To view the current design regulations in KZC Chapter 92 link to http://kirklandcode.ecitygov.net/CK_KZC_Search.html.

As a result of the Chapter 92 reformatting project, staff determined that many of the current design regulations have proven to be good urban design principles and therefore should be applied city wide by placing the requirements in other chapters of the Zoning Code. For example, the most extensive changes involve Chapter 105 to encourage development proposals to increase pedestrian connectivity from the street to building entrances, to other businesses on the subject property and for through block pathways. Even with these refinements, many of the revisions are only applicable in specific design districts (Totem Lake, Juanita Business District etc.).

Summary of code amendments

<u>Code Section</u>	<u>Purpose of Amendment</u>
5	<u>DEFINITIONS</u> New definitions for applicable in design districts.
95	<u>LANDSCAPING</u>
95.40.	Changed the internal parking lot landscaping standard of one landscape island for every 8 stalls and inserted Chapter 92 text based on installing landscaping on a per sq. ft. basis. The new standard accomplishes the same requirement for internal parking lot landscaping while allowing for flexibility in where the landscaping is located. Inserted internal and perimeter parking lot landscaping graphics from Chapter 92. Added options for meeting the perimeter parking lot buffer requirements from Chapter 92 by allowing either a 5 ft wide landscape buffer or low wall or hedge.
105	<u>PARKING AREAS, VEHICLE AND PEDESTRIAN RELATED IMPROVEMENTS</u>
105.18	Revised chart to combine Chapter 92 requirements for pedestrian access from street to buildings on subject property, access to other buildings on subject property, and access through parking areas and within parking garages. Combined overhead weather protection requirements from Chapter 92 and 105 so they are in one chapter. Inserted graphics from 92 showing design of pedestrian pathways and parking areas.
105.19	Inserted circumstances for requiring public pedestrian pathways from Chapter 110 and combined with through block pathway requirements from Chapter 92.
105.32	New section for bicycle parking that used to be in 105.18 chart.
105.35	New section giving authority to city to limit the number of driveway entrances along street frontage.
105.58	New section limiting the amount of parking lots along street frontage in design districts. Added graphic from Chapter 92.
105.60	Added miscellaneous parking lot design standards from Chapter 92.
105.96	Text changes apply criteria for approving the location and design of drive through facilities city wide (currently only in Rose Hill Business District and Totem Lake Neighborhood).
110	<u>PUBLIC IMPROVEMENTS</u>
110.25	Added text that city projects must comply with requirements unique to design district standards which will be moved out of code and into the PW standards manual.
110.52	Added Chapter 92 standards for the design of pedestrian oriented sidewalks and major pedestrian sidewalks so all public sidewalk requirements are in one chapter.
110.60	Deleted public pedestrian walkways and moved to Chapter 105 because they relate to pedestrian walkway connection requirements on private property. Added Chapter 92 text requiring entry features in design districts.

- 115 MISCELLANEOUS REGULATIONS
- 115.45 Combined Chapter 92 with Chapter 115 text regarding screening of garbage areas from streets and pedestrian paths.
- 115.47 Added text requiring locating service and loading areas so they are not visible from the street or pedestrian walkways.

Attachments- Draft code amendments

1. Chapter 5- Definitions
2. Chapter 95- Tree Management and Landscaping
3. Chapter 105- Parking Areas, Vehicle and Pedestrian Access
4. Chapter 110- Requirement Public Improvements
5. Chapter 115.45- Miscellaneous, Garbage, Recycling, Loading Areas Placement and Screening

cc: File ZON07-00002