

**Market-Norkirk-Highlands Neighborhood Plan-Market Street Corridor Plan Updates**  
**June 19, 2019 Neighbor to Neighbor Workshop Comments -7/31/2019**

On June 19, 2019 the Neighbor to Neighbor workshop was held to identify key issues or concerns people have about their neighborhood and potential new policies for consideration with the update of the Market, Norkirk, Highlands neighborhood plans and Market Street Corridor Plan. Approximately 73 people attended. People were divided into separate rooms by neighborhood. Below are four questions and the participant's corresponding comments. For Question 2, a matrix includes the challenges that people feel are of concern to them and City staff responses with suggestions for how the participants concerns could be addressed with an existing policy or code regulations, new policy or existing city wide program or process.

**1. What are the beneficial things that make your neighborhood unique?**

**Market Neighborhood Participants**

Alleys  
Walkability- sidewalks  
Accessibility and proximity to Downtown or Juanita, Heritage Park, Waverly Park Beach Park, Lake Washington, convenience store  
Not a thoroughfare  
Local parks and waterfront access  
Wavery Beach Park is the best on Lake Washington  
Natural environment-Bald Eagles  
Views of Lake Washington  
Sunny, light  
Low crime; safe  
Clean  
Transit access  
Bike lanes  
Schools  
Compatibility of commercial and residential areas is unique

Improved streets  
Quiet neighborhoods  
Older homes  
Police Department responsiveness  
High property values  
Wide streets and ease of parking  
Minimal traffic  
Friendly  
Strong community, connected, caring neighbors  
Safe neighborhood  
Variety of large and small houses  
Market Street Corridor- tree lined street, landscaped median, high quality architectural design and construction, mix of commercial businesses plus residential  
No thru traffic  
Primarily owner - occupied single family

**Norkirk Neighborhood Participants**

Walkability  
Quiet  
Views of Lake Washington  
Close to Downtown for food, shopping  
Walk to Downtown  
Close to retail  
Easy access to Lake Washington and beach parks

Proximity to services, library, QFC, Wells Fargo bank, Transit Center  
Close to transit, parks, Lake Washington, Juanita, Cross Kirkland Corridor (CKC)  
Variety of walks on CKC, walk with views of Lake Washington and Olympics  
Bike-ability to CKC  
Attractive, people take care of landscaping; though losing trees  
Access to a variety of parks

Access to schools  
Sense of community; friendly neighbors  
Trees and vegetation  
Unique neighborhood; community character  
Variety of house styles; not cookie-cutter  
Great place for families  
Great parks  
Safe to walk anytime  
Transit access on Market Street

### **Highlands Neighborhood Participants**

Number of trees; trees for shade, quiet, birds  
Green trees, parks, trails, CKC  
Five parks and well-spaced throughout the neighborhood  
Wonderful walking trails (to CKC, hills)  
Non-motorized CKC for walking and biking  
Ease of access off freeway, to home, surroundings  
Proximity walking distance to Downtown, Lake  
Limited vehicular access  
Access to Downtown, Lake, parks, I-405, alternative streets, CKC  
Access to CKC  
Walk to Downtown  
Easy commute  
No transit  
Walk or bike to commerce

Grid street design  
Mix of ages, retired, seniors, race, families on one block, economics  
Pedestrian friendly  
Enjoy seeing dog walkers  
Proximity to Seattle  
Community events and tight connection with neighbors  
Public art

Close to NE 85th Street transit  
Walkability  
No thru traffic  
Excellent schools  
Great community involvement  
Friendly neighbors  
Pride in ownership and being neighborly  
Quiet and residential but close to services at Kirkland Urban, Downtown, NE 85th Street business services  
Residential only  
Don't see into neighbor's home rooms  
Kid friendly cul-de-sacs  
Larger lots; enough space between homes  
Eclectic look

**2. What are the challenges that exist in your neighborhood that need to be addressed? Write down your top 3 where #1 is the most important?**

Below is a matrix that includes the top 3 challenges or concerns people commented on from each neighborhood. A majority of the concerns do not rise to the level of a new neighborhood plan policy and therefore, staff responded with how the concern could be addressed by an existing policy, code requirement, transportation related plan or program, maintenance or enforcement process and so on. The categories in the columns are described below:

- Existing Policies are already included in the Neighborhood Plan or citywide Comprehensive Plan Elements or a code requirement.
- Potential new policy could be considered during the neighborhood plan update process.
- [Active Transportation Plan](#) (ATP) is a city-wide pedestrian and bike system plan currently being updated in 2019-2020. Contact: Kim Scrivner, kscrivner@kirklandwa.gov
- [Safer Routes to School Action Plans](#) (SSRP) is a study currently underway in 2019-2020. Contact: Kari Page, kpage@kirklandwa.gov
- [Capital Improvement Program](#) (CIP) for a potential project in the city-wide public infrastructure plan (transportation, parks, utilities) See City’s website for funded and unfunded projects.
- Maintenance conducted by Public Works street or Parks Department maintenance staff.
- Enforcement by Zoning or Building Code Enforcement staff, Police officers, or Parking Enforcement staff. [Our Kirkland](#) is a new portal on the City’s website where citizens can ask a question or request a complaint on a certain matter at [www.kirklandwa.qscend.com/ourkirkland/](http://www.kirklandwa.qscend.com/ourkirkland/)
- Not recommended or unlikely to change because it contradicts other citywide goals, policies or programs.
- [Neighborhood Traffic Control Program](#) (NTCP)- addresses traffic management concerns through neighborhoods. Contact: Kathy Robertson, krobertson@kirklandwa.gov
- Neighborhood Safety Program (NSP) is available for neighborhood association projects under \$50,000, such as: bicycle facility, crosswalks, intersection improvements, traffic calming, sidewalks or trails, street lights. Contact: Kari Page, kpage@kirklandwa.gov

Top 3 Challenges	Existing Policy or Code	Potential New Policy	ATP	SSRP	CIP	Maintenance	Enforcement	Not recommended	NTCP	NSP	General Response
<b>#1 Challenges Market Neighborhood</b>											
Safe walking for seniors	X		X							X	Active Transportation Plan update will address walkability to transit and in activity centers. City Vision Zero Plan and implementation of strategies by 2020 goal for zero traffic fatalities-serious injuries by 2035. Neighborhood Safety Program addresses pedestrian safety needs annually.
6 <sup>th</sup> Street West should be improved as a pedestrian or bike route	X		X		X				X		A bicycle greenway is planned for 6 <sup>th</sup> Street West to Waverly Way pending funding priorities in the Capital Improvement Program.
Street tree height should be trimmed						X	X				Request Public Works maintenance services through the City’s website at <a href="#">Our Kirkland</a>
Construction noise management; hours of operation; construction trucks everywhere	X						X				Zoning Code regulations limit hours of construction activity. File a code enforcement complaint through the City’s website at <a href="#">Our Kirkland</a>

Top 3 Challenges



Existing Programs, Potential Solutions, Policies, Plan Updates



	Existing Policy or Code	Potential New Policy	ATP	SSRP	CIP	Maintenance	Enforcement	Not recommended	NTCP	NSP	General Response
<b>#1 Challenges Market Neighborhood Continued..</b>											
School access, safety improvements	X		X	X	X				X	X	Safer Routes to School Action Plans being developed in 2019/2020 will identify and prioritize improvements for walking, biking, riding bus to school.
Market Street traffic congestion and suggestions to improve flow and safety:											
-Increase capacity of street								X			Widening Market Street is not feasible. City discourages single occupancy vehicles, and encourage transit, bicycles, walking
-Use alternative routes:1st Street	X										
-Create 2 lanes each way/reversible lanes								X			Eliminating median would likely not be supported. Bike lane location change is unlikely to keep on-street parking and meet certain bike lane standards
-Stop tolling on I-405								X			Unlikely to eliminate SR 520 tolling. State of Washington decision; not Kirkland's control.
-Improve safety of pedestrian crossings	X		X						X	X	The City has criteria to prioritize which crosswalk is improved. Our Street Light Program funding crosswalk lighting in 2018 and 2019. Neighborhood Safety Program addresses crosswalk safety concerns annually.
-Adjust traffic signal timing to improve east-west crossing	X					X					To improve traffic flow on Market Street the City has installed: -An Intelligent Transportation System traffic signal is located at Forbes Creek Drive and monitored during commute times. -Lighted crosswalks; pull out bus lanes help keep buses moving (which are usually full during peak hours) and they also help to create gaps.
-Add a new traffic signal- <i>split response</i>								X			A new signal at 7 <sup>th</sup> Avenue has been studied; received opposition from Norkirk residents; not recommended at this time.
-Add signs or pavement markings to encourage people to leave gaps to ease east-west crossing								X			Signs to remind drivers to keep gaps in traffic flow are not effective. - Pavement markings at intersections are reserved for Fire Stations. Traffic calming techniques of textured paving on Market Street is not recommended because it is a Collector Street and a primary emergency services route
-Reduce speed limit to 20-25 mph	X							X			In south section of Market Street speed limit is 25
-Improve street maintenance						X		X			Citizens can request Public Works maintenance services by calling the Maintenance Center at 425-587-3900 or through the City's website at <a href="#">Our Kirkland</a>
-Improve light standards; add LED	X					X					Citywide goal for LED bulbs for all street lights. Market ST lights are LEDs.

Top 3 Challenges	Existing Policy or Code	Potential New Policy	ATP	SSRP	CIP	Maintenance	Enforcement	Not recommended	NTCP	NSP	General Response
Existing Programs, Potential Solutions, Policies, Plan Updates											
<b>#1 Challenges Market Neighborhood Continued...</b>											
Pave gravel alleys	X							X			New development is required to pave only the section of the gravel alley that connects to a street. Property owners may join together to pay for paving the alley but must also include storm drainage improvements. Unlikely to change alley requirements given other capital improvement priorities
Give everyone a free bus pass								X			Unfeasible; Cost prohibitive, many already have bus passes through employer programs.
Improve Market Street tree maintenance- trees look unhealthy; need pruning; develop new tree species plan to replace existing unhealthy trees		X				X					Request Public Works maintenance services through the City's website at <a href="#">Our Kirkland</a> . Or, call the Maintenance Center at 425-587-3900. Can consider Market Street street tree plan with tree code update.
Street intersection safety suggestions: -Improve sight lines at intersections for drivers; suggestions: -Prohibit on-street parking near intersections -Trim vegetation at corners; prohibit bushes -Do a citywide evaluation of stop and yield signs	X					X			X	X	Existing policy and maintenance staff maintain vegetation at intersections. City has minimum parking distance from an intersection on the approach to a stop sign. The City limits the other side of the street across from a stop sign on a case-by-case basis. Past Norkirk Neighborhood-wide traffic calming program resulted in installation of existing traffic circles, traffic signs, pavement markings. Could request new study if staff and funding resources available. Neighborhood Safety Program receives pedestrian and safety proposals annually. Request Public Works maintenance services through the City's website at <a href="#">Our Kirkland</a> . Or, call the Maintenance Center at 425-587-3900.
New sidewalks on 16 <sup>th</sup> , 17 <sup>th</sup> , 18 <sup>th</sup> Avenues has eliminated gravel shoulders resulting in narrow driving lanes requiring cars and bikes to weave around parked cars	X		X								Existing regulations require new sidewalks, storm drainage, pavement and street trees to be installed with new development. City street standards create narrow streets, which help slow down vehicles on neighborhood streets and reduce cut through traffic on side streets. Sidewalks throughout the city are desired to improve pedestrian connectivity. Unlikely to change sidewalk installation or street width requirements
Finish sidewalks throughout neighborhoods	X		X		X				X	X	Long term goal especially on designated school walk routes. Safer Routes to School Action Plans being developed in 2019/2020 will identify and prioritize improvements for walking, biking and riding the bus to school. These streets may be considered important routes to school.
Don't want sidewalks								X			Sidewalks throughout the city are desired to improve pedestrian connectivity.
Four- way stop is needed at 16 <sup>th</sup> Ave W. and 6 <sup>th</sup> ST W.									X	X	

Top 3 Challenges







Existing Programs, Potential Solutions, Policies, Plan Updates



Existing Policy or Code  
 Potential New Policy  
 ATP  
 SSRP  
 CIP  
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#1 Challenges Market Neighborhood Continued...	Existing Policy or Code	Potential New Policy	ATP	SSRP	CIP	Maintenance	Enforcement	Not recommended	NTCP	NSP	General Response
Increased traffic and on-street parking from construction activity is causing safety issues, especially on narrow streets in north part of Market neighborhood							X		X	X	The City has not seen an increase in traffic safety issues related specifically to construction activity.
Vehicles not yielding or stopping at intersections (10 <sup>th</sup> Ave West)							X			X	Contact the police at the nonemergency 911 number 425-577-5656 for enforcement.
Waverly Way changes: -Add designated bike lane -Prohibit on street parking on both sides -Add double yellow line middle of street -Reduce speed of cars					X		X	X			Long range plan is for Neighborhood Greenway on Waverly Way which prioritizes bike and pedestrian movement and includes speed reduction treatments, signage, safe crossings, etc. Prohibiting on-street parking is unlikely to change. Yellow line in middle of street exists. Speed of cars can be monitored and enforced and can be improved with the implementation of a Neighborhood Greenway. Contact the police at the nonemergency 911 number 425-577-5656 for enforcement.
Increase number of flashing crosswalks (including Waverly Way by tennis courts)	X		X						X	X	Flashing beacons at crosswalks are most effective for heavily trafficked locations. Waverly does not have a high traffic volume and pedestrian use of the crosswalk is also not particularly heavy. Pedestrian flags would be a better solution; this requires a volunteer to monitor the flags that the City supplies. The Neighborhood Safety Program addresses safety concerns at crosswalks annually.
Don't like increasing property taxes											King County Assessor's Office determines property assessment; Not City
Affordability of living here; price of homes											
Opposed to oversized, box style houses architecture; should promote design changes; reduces views		X									A focus group will be convened to discuss what the options are for potential code amendments
Don't like accessory dwelling units (ADU's)											Accessory Dwelling Units are permitted in Zoning Code.
Don't like small sized lots	X										
Dislike stratification of high/low end demographics											
Dislike City's desire to restrict property use and development											
Dislike City's shoreline code amendment initiatives to limit waterfront private property	X										
Underground overhead telephone lines and poles	X										Property owners can organize a limited improvement district (LID) to pay for undergrounding
Over population of rabbits											

View corridors erosion	X											Neighborhood plan contains existing policies to preserve view sheds through public streets and parks; City does not protect private views
Increased crime								X				Report incidents to Police Department
Additional bike routes with signage needed to Juanita (in addition to Market Street) and on 9 <sup>th</sup> Street	X	X	X									Not sure where it is feasible now. As part of the Neighborhood Greenways plan for Waverly and 6 <sup>th</sup> ST W, wayfinding signs could be added along these preferred cyclist's routes.
Top 3 Challenges 												
Existing Programs, Potential Solutions, Policies, Plan Updates 	Existing Policy or Code	Potential New Policy	ATP	SSRP	CIP	Maintenance	Enforcement	Not recommended	NTCP	NSP	General Response	
<b>#1 Challenges Norkirk Neighborhood</b>												
Market Street traffic congestion and suggestions: -Create two vehicle lanes on both sides of Market Street -1st Street becomes a secondary route for cars -Improve light standards on Market Street and add LED -Keep street trees on Market Street -Reduce size of median -Slow traffic to 20-25 mph -Add bumpy pavement to slow traffic	X X X							X X X				Adding pavement texture or other traffic calming technique to Market Street is not recommended because it is a Collector Arterial See response to earlier Market Neighborhood comments.
255 bus: increase service after 8 pm												King County Metro Transit will improve transit frequency for this route by 2020.
Opposed to community bike-walk events restricting street use for residents	X							X				Special event routes not likely to change; City wide goal to support these events
Is there evidence that toll lanes on I-405 have resulted in more traffic on Market Street?												WSDOT monitors tolling and traffic on all of the Lake Washington corridors to determine how tolling is affecting traffic. There is a <a href="#">handout</a> about this topic on the City's website. Additional studies can be found on the <a href="#">Washington State Department of Transportation</a> and the <a href="#">Washington State Transportation Commission</a> webpages.
Speed of cars on 7 <sup>th</sup> Avenue								X	X	X		Contact the Kirkland Police for speeding enforcement. 425-577-5656.
Need sidewalks on 19 <sup>th</sup> Avenue			X	X	X							Safer Routes to School Action Plans being developed in 2019/2020 will identify and prioritize improvements for walking, biking and riding the bus to school. This street may be considered an important walking route to school.

Loss of on-street parking due to construction workers and people using the transit center	X											City's policy is parking on a first come basis; anyone has the right to park on public streets.
Alleys should be paved	X							X				See above comments under Market Neighborhood about paving alleys
Increase sidewalks	X				X							Safer Routes to School Action Plans being developed in 2019/2020 will identify and prioritize improvements for walking, biking, riding bus to school.
Top 3 Challenges 												
Existing Programs, Potential Solutions, Policies, Plan Updates 	Existing Policy or Code	Potential New Policy	ATP	SSRP	CIP	Maintenance	Enforcement	Not recommended	NTCP	NSP	General Response	
<b>#1 Challenges Norkirk Neighborhood Continued...</b>												
Cut thru traffic through neighborhood streets	X								X			City policy is that everyone has the right to drive on public streets.
1 <sup>st</sup> Street is too busy; children cannot play in the street												Streets are transportation corridors for vehicles, pedestrians and cyclists. Streets should not be considered playgrounds. The City has numerous parks and school grounds where children can play without being exposed to traffic
Traffic on 6 <sup>th</sup> Street at Peter Kirk Elementary during school time				X					X			City Vision Zero Plan and implementation of strategies by 2020 with a citywide goal for zero traffic fatalities-serious injuries by 2035 Safer Routes to School – to encourage walking and cycling, and discourage parents driving children to school with the goal to reduce traffic congestion in and around schools during pickup and drop-off hours.
Increase street lights	X								X			See street light policy for requesting street lights: <a href="https://www.kirklandwa.gov/Assets/Public+Works/Public+Works+PDFs/Pre-Approved+Plans/Roadway/Street+Light+Petition+Policy.pdf">https://www.kirklandwa.gov/Assets/Public+Works/Public+Works+PDFs/Pre-Approved+Plans/Roadway/Street+Light+Petition+Policy.pdf</a>
Excessive noise from loud vehicles on Market Street, 15th Avenue, 1st Street							X					Unlikely to change
Prune vegetation at street corners to improve visibility	X					X						Citizens can request Public Works maintenance services through the City's website at <a href="#">Our Kirkland</a> . Call the MC at 425-587-3900.
Add landscaping to sidewalks	X											As new sidewalks are installed street trees and groundcover are required



Top 3 Challenges



Existing Programs, Potential Solutions,  
Policies, Plan Updates



Existing Policy or Code  
Potential New Policy  
ATP  
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**#1 Challenges Norkirk Neighborhood Continued**

Single Family House Design: -Huge, ugly, modern houses on small lots; less older homes! -Size of homes too large; No control over McMansions -Lack of house variety; so many large homes; some people want smaller homes -Neighborhood housing availability, design, size, character -More variety and human scale of new construction -Lack of housing density; affordability	X	X										City to create a focus group to discuss concern. City is undergoing code amendments to lessen restrictions to build ADU' and encourage smaller houses in single family areas. Mixed use and multi-family development is required to provide 10% affordable housing units
Increased growth and development												Unlikely to change
City approving building height exemptions that block my Lake view												
Integrating new residents socially into neighborhood	X											City encourages diversity of community
Like to see less regulations for builders												
Don't like businesses parking on residential streets									X			City policy is parking is on a first come basis, and anyone can park on city streets as long as they are parked legally.
Landslide safety measures on hillsides along Lake Washington	X											Zoning Code and Building Code require geotechnical review of development located on hillsides subject to potential landslides and erosion. Property owners are encouraged to retain trees and vegetation on steep slopes
Mature trees being removed even when close to the property line; avoid clear cutting trees	X											Tree code amendments are underway
New buildings lack adequate parking; cars park on street												
Increase street lights										X		See City policy to request street lights: <a href="https://www.kirklandwa.gov/Assets/Public+Works/Public+Works+PDFs/Pre+Approved+Plans/Roadway/Street+Light+Petition+Policy.pdf">https://www.kirklandwa.gov/Assets/Public+Works/Public+Works+PDFs/Pre Approved+Plans/Roadway/Street+Light+Petition+Policy.pdf</a>
Improve bike access to CKC in north Norkirk	X		X									The Active Transportation Plan includes proposed new bike routes, including greenways, that improve bike connections. Property ownership and terrain make additional connections complex and costly. Wayfinding signage down 12 Avenue NE may be an alternative.

Top 3 Challenges Existing Programs, Potential Solutions, Policies, Plan Updates	Existing Policy or Code	Potential New Policy	ATP	SSRP	CIP	Maintenance	Enforcement	Not recommended	NTCP	NSP	General Response
<b>#1 Challenges Highlands Neighborhood</b>											
Improve pedestrian access to Sound Transit Bus Rapid Transit (BRT) Station at NE 85 <sup>th</sup> Street/I-405		X			X						Working with Sound Transit and WSDOT to design pedestrian connections between new station and the neighborhoods
Improve intersection at NE 87 <sup>th</sup> ST/114 <sup>th</sup> Avenue									X	X	Installation is planned 2019-2020 through the Neighborhood Safety Program. Intersection will be 4 way stop with crosswalk markings.
Speeding vehicles on streets; traffic noise late at night on NE 85th Street							X		X		So noted. Noise level unlikely to change. Contact Kirkland Police 425-577-5656
Reduce single occupancy vehicle use	X		X								City encourages increasing non-motorized transportation options, carpooling etc. Some of these programs include the new <a href="#">Community Van</a> program, encouraging people with incentives through the <a href="#">Kirkland Green Trip</a> program, among other programs.
Support emergency access on 111 <sup>th</sup> Avenue to CKC due to increased population	X										Emergency access at 111 <sup>th</sup> Avenue NE from Forbes Creek Drive is in the neighborhood plan and on the Citywide Connections map being drafted for Council decision in the fall of 2019.
Difficult to get up and down hill on foot or bike for some											
Limited access points to/from neighborhood (116th Ave)											
Long walk to Downtown transit center											
Conceptually support citywide street connections	X										
Don't like increase in subdivisions											Unlikely to change
Need park at south end of neighborhood	X										
Dog feces						X					
No home owner's associations											
Loss of trees and vegetation	X										Tree code amendments in progress
Opposed to large boxy modern homes; do not match existing homes; too close together		X									Will create a focus group to discuss concern. City is undergoing code amendments to lessen restrictions to build ADU' and encourage smaller houses in single family areas (missing middle housing).
Rezoning concerns; can credit be given for land supply and demand (transfer of development rights)?		X									

Top 3 Challenges Existing Programs, Potential Solutions, Policies, Plan Updates	Existing Policy or Code	Potential New Policy	ATP	SSRP	CIP	Maintenance	Enforcement	Not recommended	NTCP	NSP	General Response
<b>#2 Challenges Market Neighborhood</b>											
<i>Combined with #1 Challenges above</i>											
<b>#2 Challenges Norkirk Neighborhood</b>											
Traffic on Market Street						X		X			Market is an arterial and major route into and from Kirkland. Trying to reduce traffic on Market shifts traffic onto local streets.
Parking overflow into neighborhood									X		City policy allows anyone to park on City streets; parking is on first come basis.
CKC should be paved		X									Currently unfunded. Evaluate with implementation of CKC Master Plan, pending transit timing and location decisions.
Cars racing through Norkirk							X		X	X	Police enforcement – 425-577-5656
Cars don't stop for people at intersections							X				Public education opportunity. Vision Zero Plan
Traffic around Peter Kirk Park							X				
Increase crosswalks	X		X	X	X				X		Crosswalks are added based on need and use; contact the City through Our Kirkland for specific crosswalk locations. Crosswalks are suitable for busier streets to guide people to crossing points. Crosswalks on local streets generally aren't use; people cross where they want to.
Increase sidewalks on 19 <sup>th</sup> Ave/1 <sup>st</sup> Street			X		X						
Don't like traffic circles								X			As a result of an extensive neighborhood-wide study in 2000-2001, traffic circles and intersection improvements were installed as traffic calming measures in Norkirk. Unlikely to remove traffic without neighborhood-wide support.
Improve pedestrian and bicycle infrastructure	X		X		X						The Active Transportation Plan is currently being updated.
Bus 236 needs later evening service											King County Transit will be improving evening service by 2020
Safe walking routes	X		X	X						X	Safer Routes to School Action Plans being developed in 2019/2020 will identify and prioritize improvements for walking, biking and riding the bus to school. ATP update.
Traffic through neighborhood and 1 <sup>st</sup> Street during commute times									X		Unlikely to change. City policy supports everyone's right to drive on City streets.
Vandalism in my neighborhood							X				Report crime incidents to Police Department

Top 3 Challenges



Existing Programs, Potential Solutions, Policies, Plan Updates



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<b>#2 Challenges Norkirk Neighborhood Continued...</b>	Existing Policy or Code	Potential New Policy	ATP	SSRP	CIP	Maintenance	Enforcement	Not recommended	NTCP	NSP	General Response
Airbnb's displacing small rentals											
Stop big box housing. New construction covering 99% of the property not enough permeable space; and narrow side yard space between homes and condo's		X									Will create a focus group to discuss what can be done about this concern. City is undergoing code amendments to lessen restrictions to build ADU' and encourage smaller houses in single family areas (missing middle housing).
Don't like all the short plats and smaller lots overcrowding population and schools											Unlikely to change. School impact fees collected. School District monitors and plans for new development.
Allow taller homes to avoid digging down so that homes can have 3 stories in 25 ft height limit		X									Will create a focus group to discuss what can be done about this concern
The height of multifamily homes visible from walking up hill from Downtown											
ADU's should not be used in McMansions											City is undergoing code amendments to lessen restrictions to build ADU' and encourage smaller houses in single family areas (missing middle housing).
Trash left behind along 15th Ave next to our house							X				
Loss of trees	X										Tree Zoning Code amendments are under study to clarify tree retention requirements during construction
Remove messy trees											

Top 3 Challenges	Existing Policy or Code	Potential New Policy	ATP	SSRP	CIP	Maintenance	Enforcement	Not recommended	NTCP	NSP	General Response
Existing Programs, Potential Solutions, Policies, Plan Updates											
<b>#2 Challenges Highlands Neighborhood</b>											
High vehicle speeds on 112th Ave NE from NE 87th Street north to 96th Street							X				Contact the Police for enforcement. Traffic studies do not indicate significant excessive speeding that would trigger traffic calming.
Vehicles running thru stop signs (Lyft; Uber)							X			X	Call Kirkland Police 425-577-5656.
Increased traffic on 116th Ave and 7th Ave to by-pass NE 85th Street							X			X	7 <sup>th</sup> Ave NE is designated as a Collector Arterial. Traffic circles on 7 <sup>th</sup> Ave NE were installed to slow down vehicles. New intersection improvements at NE 87 <sup>th</sup> Street and 114 <sup>th</sup> Ave NE should help. City policy is everyone has the right to drive on City streets.
Process is needed to acquire abandoned alleys	X										Can apply for a street vacation. Contact the Public Works Department about feasibility.
Add more sidewalks			X		X						Safer Routes to School Action Plans being developed in 2019/2020 will identify and prioritize improvements for walking, biking and riding the bus to school.
Reduce demolition of affordable older homes											Difficult to prohibit demolitions but can provide incentives not to
Add a P-Patch in Highlands											
Development is too dense											
Opposed to 2 lot short plats											

Top 3 Challenges



Existing Programs, Potential Solutions, Policies, Plan Updates



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<b>#3 Challenges Market Neighborhood</b> <i>See #1 challenges above</i>											
<b>#3 Challenges Norkirk Neighborhood</b>											
Traffic Circles are confusing how to use	X										Not likely to remove traffic circles; intersections with traffic circles use the same right of way rules as other intersections, unless signs indicate otherwise (i.e., where stop signs or yield signs exist).
Provide four way stop at 114 <sup>th</sup> Ave NE and NE 87 <sup>th</sup> ST	X									X	Intersection improvements, including all-way stop, will be installed in 2019-2020 through Neighborhood Safety Program
Bad sight lines at intersections						X			X	X	Contact Public Works through Our Kirkland to report sight distance issues at intersections.
Excessive northbound traffic along 1 <sup>st</sup> Street-past 12 mos.						X			X		Not likely to change. City policy is everyone has the right to drive on City streets.
Out of town visitors avoid meeting in Downtown because lack of parking											Many public parking stalls in Downtown. The City's website's <a href="#">parking page</a> shows all public on-street parking, publicly owed lots as well as private lots that you may not be aware exist!
Would like separation between industrial uses and homes	X										City will create a focus group to discuss industrial area. Zoning Code requires wide buffers between residential and commercial uses
Preserve old houses and historic buildings (Hectors)	X										
Maintain trails in Crestwood Park						X					
Loss of trees with development	X										
Don't like reduced commercial building parking											
Increase commercial uses at north end of Market Street	X										Existing zoning allows for small commercial uses on Market Street
Perception that zoning issues are not applicable to all; money influences decision											
Amend Zoning for more ADU's or small lots	X										ADU permitted now; code amendments in the works to reduce requirements.
Require stricter regulations about noise from yard leaf blowers and lawn mowers; prohibit use on Sundays							X				Tough to regulate. Can file a complaint. Zoning Code regulates noise levels (do not prohibit leaf blowers use on sundays)
Concern about increased "Heat Island Effect"	X										Existing policies to reduce emissions. See City's Climate Protection Action Plan. Sustainability Master Plan in progress.

Increase code enforcement of land use	X							X				File a complaint with code enforcement
Filthy curbsides due to cars parked on street												File a complaint
Need smoke free public spaces including parks												
Top 3 Challenges												
Existing Programs, Potential Solutions, Policies, Plan Updates												
	Existing Policy or Code	Potential New Policy	ATP	SSRP	CIP	Maintenance	Enforcement	Not recommended	NTCP	NSP	General Response	
<b>#3 Challenges Highlands Neighborhood</b>												
Don't like Jay's auto test driving on 112th Ave								X	X			City code does not restrict this. File a complaint to research.
Large number of trees being removed	X											Tree code amendments are in the works
Don't like cottonwood trees	X											
Increase more sidewalks			X		X							Safer Routes to School Action Plans being developed in 2019/2020 will identify and prioritize improvements for walking, biking and riding the bus to school.
Need gathering place such as coffee shop or meeting hall		X										No commercial zones in Highlands. Commercial uses may not be economically viable. Could explore if neighborhood support
Houses being purchased for cash; abandoned; overgrown with weeds; vacant or houses allowed to store building materials for years on lot							X					File a complaint on Our Kirkland portal on city's website
Increased crime							X					See Police Department's community policing objectives.
High property taxes from new development forcing small businesses out because of high rents												King County assesses property tax rates. Commercial property owners determine rent rates.
Suggest City provide a "nuisance map" showing nuisances or code enforcement cases, so people are aware of where they are								X				Checked with code enforcement staff and it is not recommended in order to keep complaints anonymous.

**3. Design of Single Family Homes and Floor Area Ratio Questions**

**a. As an incentive for a property owner to construct pitched roof homes, would you support a small increase in building height (such as 5 feet)**

	<b>Yes</b>	<b>No</b>	<b>Maybe</b>
<b>Market</b>	5	13	4 (with variance; consider other properties, views)
<b>Norkirk</b>	9	17	2
<b>Highlands</b>		unanimous	

**b. Should code amendments be considered to limit the steepness of driveways or the location of subgrade garage doors (i.e. only access from alleys/rear of house). Other ideas?**

	<b>Yes</b>	<b>No</b>	<b>Maybe</b>
<b>Market</b>	2	18	2
<b>Norkirk</b>	15	10	2
<b>Highlands</b>	unanimous get rid of exemptions for basements		

**c. To minimize the visual impacts of tall house facades facing a street, would you support a maximum height of house walls facing street? Other ideas?**

	<b>Yes</b>	<b>No</b>	<b>Maybe</b>
<b>Market</b>	18	2	1
<b>Norkirk</b>	3	24	1
<b>Highlands</b>	unanimous		

**d. What other ideas do you have?**

**Market Neighborhood**

- Obey required 20' front yard setback
- No tall retaining walls along sidewalks
- Don't use façade limits to create "step up" tall houses
- Limit variances; City grants too many; they are easy to get
- Use new floor area ratio (FAR) requirements and existing setback yards to limit size of homes/facades

- Would like pitched roofs or other ideas rather than allowing taller building height
- FAR-Support pitched roof height for improved architectural design
- Limit FAR amendment scope to garage issue
- Support maximum wall height of front facade
- Consider the whole perimeter of the property; not just the front yard; landscaping, trees, lot surface, setbacks

**Norkirk Neighborhood**

- Require a "day-light plane requirement for roofs" to allow sunlight in between houses (see Port Angeles code)
- Second story could be reduced several feet if flat roof

- Able to build tiny homes
- More comprehensive approach to managing house size
- Provide greater access to shopping and transit



- Like existing zoning encroachment flexibility
- Like the variety of homes

**Highlands Neighborhood**

No comments

- Concerned about house sizes
- Need more smaller homes for people who want them

**4. Market Street Corridor**

**a. What changes you would like to see about the Market Street Corridor? Architecturally? Functionally?**

**Market Neighborhood**

- Note: Transportation related comments about Market Street are listed in question #2 above
- Stop requiring a 10% percent affordable housing with multi-family along Market Street
- Require all new walls that face Market Street to be brick or stone
- Losing commercial buildings to residential; 25' max building height makes it difficult to build office buildings; would support 5' additional
- Promote retail-Zone for retail not only office- this would increase walkability and happier community
- Triangular parcel used for City staging site is not fair; property owner should be given a variance to redevelop or purchased as a park

**Norkirk Neighborhood**

- Note: transportation comments related to Market Street are located to question #2 above
- Have Market Corridor zoning be an extension of Downtown but smaller scale
- Have separate regulations for the South (focus on businesses) vs the North (residential focus) portion of Market Street Corridor
- 2-3 story maximum building height with retail and style in keeping with the neighborhood.
- Retain old structures to integrate old and new with street trees
- Do not increase height limits for Market Corridor
- Mixed retail/residential works so encourage small businesses on the street level floor
- More mixed use; not increase height limits

- Allow 5' taller height only if fronting Market Street
- Allow variation in building height to allow rooftop amenity area
- Limit building height to 25' tall along Market Street
- Allow reduced front yard setback on Market Street only
- Increased property taxes
- Car noise along Corridor
- Make NE 116th Street a two-way corridor during rush hour
- Add a neighborhood entry sign
- Increase lighted crosswalks
- Allow mixed use commercial zoning along entire Market Street Corridor (less residential)

- Increase high density housing on Market Street; keep in scale of the neighborhood
- Protect views of adjacent neighborhood (e.g. on 1st Street)
- I think it works the way it is; maintain setback yards
- Keep some commercial retail
- Keep old buildings on Market Street
- More restaurants, small retail; row houses- 10 min neighborhood idea
- Allow residential over retail up to 30'
- Measure maximum building height from sidewalk; not average grade
- Keep historic buildings/overlay on Market Street
- Make restaurants a priority on Market Street; not just residential apartments

**b. Would you support increasing the building height along Market Street 5 feet for commercial or multi-family uses to allow rooftop amenities?**

	<b>Yes</b>	<b>No</b>	<b>Maybe</b>
<b>Market</b>	<i>1 if glass façade</i>	<i>15</i>	<i>4</i>
<b>Norkirk</b>	<i>for commercial height increase: 5 for rooftop amenities: 4</i>	<i>16 4</i>	<i>6 2</i>