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MEMORANDUM

To: Design Review Board

From: Allison Zike, AICP, Deputy Planning & Building Director

Date: September 8, 2022

Subject: NE 85TH ST STATION AREA PLAN OVERVIEW – FILE NO. CAM20-00153

I. MEETING GOALS

Receive a briefing on the NE 85th St Station Area Plan, including a summary of the decisions made and work completed in Phase 1, and an overview of the adopted Form-based Code (FBC) for the Commercial Mixed-use (CMU) district and Design Guidelines for the full Station Area.

II. BACKGROUND & PHASE 1 ADOPTION REVIEW

The City began the planning process on the Station Area Plan in 2019. With input from the community, and elected and appointed officials, several planning phases of the project have been completed. The City completed work in the first half of 2022 on the legislative process to adopt the first phase Station Area Plan deliverables (Phase 1). Legislative work in 2022 is divided into two phases to ensure adequate time for the community and appointed/elected officials to consider important community benefits and urban design components for each phase. Phase 2 is anticipated to be completed in late 2022. The subject of the DRB briefing on September 19, 2022 will be Zoning Code amendments and guidelines adopted in Phase 1.

Phase 1 Adoption

City Council adopted a plan for the NE 85th Street Station Area at a special meeting on June 28, 2022. The adoption of the plan, along with related Comprehensive Plan and Municipal Code amendments, paves the way for a thriving, transit-oriented, new walkable district with high tech and family wage jobs, plentiful affordable housing, sustainable buildings, park amenities, and commercial and retail services.

At the June 28 meeting, Council also adopted the first phase of Station Area Zoning Code amendments which implement a Form-based Code (FBC) for the Commercial Mixed-use District: the district within the Station Area that is nearest to the future Sound Transit Stride Bus Rapid Transit (BRT) station in the I-405 interchange, and will allow for the most dense commercial and/or institutional development. A summary of the resolution and ordinances that adopted Phase 1 deliverables and legislative amendments, and catalyst project implementation, are shown below. The final versions of the adopted documents are available on the [Station Area Plan project webpage](#), and the adopted ordinances are hyperlinked.

- [Resolution R-5547: Station Area Plan](#)
The final plan document includes Vision and Goals for: Land Use and Urban Design, Open Space, Transportation and Mobility, and Sustainability. The document includes a

summary of the entire planning process, including an executive summary, overview of the planning process, and plan recommendations.

- [Ordinance O-4800: Comprehensive Plan Amendments](#)
The Comprehensive Plan amendments encompassed the entire Station Area Plan, and include a new subarea chapter (XV.G) for the district that establishes the vision, goals, and policies for future growth. This new chapter overlays portions of the six neighborhoods that comprise the geography of the Station Area, but does not alter any existing neighborhood boundaries.
- [Ordinance O-4801: Zoning Map Amendments](#)
The Phase 1 Zoning Map amendments included legislative rezones of 15 parcels from North Rose Hill Business District (RH 1A, 2A, and 2C) to Commercial Mixed Use (CMU), one parcel from Professional Office (PO) to CMU, and one parcel from Professional Office/Residential 3.6 (PR 3.6) to CMU.
- [Ordinance O-4802: Kirkland Zoning Code \(KZC\) Amendments](#)
The Zoning Code amendments included a new chapter for the Station Area Form-based Code (KZC 57), and a number of consistency edits in various chapters to apply the parcel rezones, incorporate references to the new Station Area zone, and remove references to the zones being repealed. The amendments for Phase 1 of Station Area adoption were for implementation of the Commercial Mixed-use zone only; the remainder of the Station Area zones will be considered in Phase 2.
- [Ordinance O-4803: Kirkland Municipal Code \(KMC\) Amendments & Station Area Design Guidelines](#)
The amendments were made to KMC 3.30, which is the section of the Municipal Code that houses the City's Design Guidelines. The Station Area Design Guidelines replaced the existing Rose Hill Business District Guidelines. While the Form-based Code established standards for the street, the relationship of buildings to the street, and specific massing limitations for development, the design guidelines will be used to provide general guidance for massing, articulation, and materials of buildings.

Staff suggests that the adopted FBC for the CMU district and the Station Area Design Guidelines will be most relevant to DRB members and will focus on these items at the September 19 presentation.