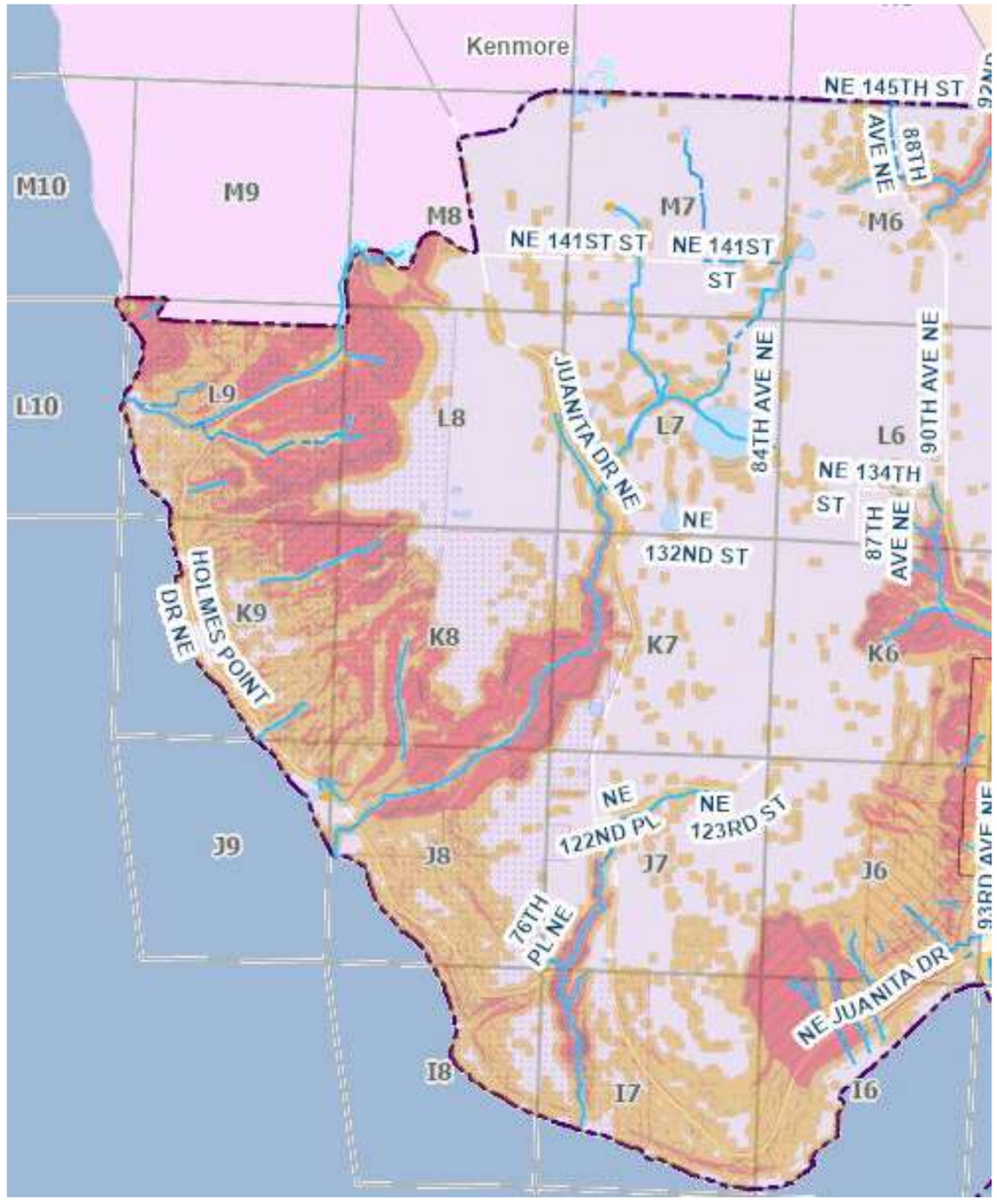
HPO – Development Standards to Facilitate Middle Housing

HPO – Tree Removal Allowances

Two Legislative Review Memos

City Council
October 6, 2026

Critical Areas in HPO



HPO – Development Standards to Facilitate Middle Housing

Menu A: Code Amendment Options

1. No action
2. Adjust lot coverage standards in the HPO
3. Tie a special development standard to middle housing development in the HPO

Menu B: Public Engagement Level (if Options 2 or 3 from Menu are selected)

1. Standard public engagement for a simple code amendment
2. More public engagement

HPO – Tree Removal Allowances

1. No action

2. Focused code amendments with standard public engagement with two variants:
    1. Tree removal allowances to match the rest of Kirkland
    2. Something different (e.g., two trees every 5 years)

3. Focused code amendment with more public engagement

Public Comment – FHNA

- Supports relaxing restrictions on non-development tree removal, but recommends something less than the Citywide allowance
- Believes that relaxing lot coverage standards in HPO would not support middle housing and would exacerbate runoff, erosion, and loss of tree canopy
- Recommends “more public engagement” on any of the proposed amendments