

## Kirkland 2044 Comprehensive Plan Update

### Potential Study Issues and Anticipated Policy Changes for Elements- *Revised 08162023*

This document summarizes potential study issues and anticipated policy changes related to Elements of the Comprehensive Plan update. Comments received from Planning Commission and City Council meetings held in July 2023 are incorporated.

Note: All Elements will include consistency check with regulatory requirements of State Growth Management Act (GMA), Puget Sound Regional Council (PSRC) Vision 2050, King County Countywide Planning Policies, Equity Report prepared by ECONorthwest, Sustainability Master Plan, Kirkland Diversity, Equity, Inclusion, Belonging (DEIB) 5 year Road Map, and City Council goals.

#### Land Use Element

1. Strategies for citywide affordable housing requirements, including potential for requirements in low-density zones;
2. Policies to stimulate and streamline production of housing;
3. Consolidating low-density and/or medium-density residential zones for more uniform development regulations in similar zones citywide;
4. Exploring appropriate uses and densities on existing neighborhood commercial-oriented sites, along and within walksheds of transit corridors, around parks/open spaces, or other locations while considering equity impacts to housing residents. Will also be studied through the Juanita and Kingsgate Neighborhood Plan Updates, and the current cycle of Community-initiated Amendment Requests and at Houghton Village Shopping Center;
5. Introducing more allowances for small-scale neighborhood commercial uses and/or home-based businesses in low-density residential neighborhoods;
6. Reducing and/or restructuring parking standards;
7. Increasing public access to Lake Washington and other natural areas, and improve vegetation and habitat along the shoreline;
8. Concepts that will enable Kirkland to become a more “Complete City” (e.g., completing sidewalks, undergrounding overhead utilities, integrating arts into the community);
9. Updates to incorporate new legislative requirements, and work at the State legislative level to address middle housing, affordable housing, and climate change;
10. Establish policies to mitigate restrictive covenants or homeowner association restrictions that may be contrary to City policies like encouraging ADUs and middle housing;
11. Strategy for converting retail storage facilities into affordable housing and mixed use and affordable housing opportunities; through partnerships with current property owners
12. Consider policies that streamline and enable deployment of wireless service facilities that are appropriate for the community;
13. Strategies to support small businesses;
14. Develop policies that address the balance of jobs to housing needs in the city;
15. Streamline development review, design review processes, permit review timing to support increasing the City’s housing stock, including affordable housing, middle housing and sustainable green building;
16. Study how to enable a 10-minute neighborhood (land uses, housing, transit needs) around the Bridle Trails Shopping Center, and within the Juanita and Kingsgate neighborhoods;

17. Encourage adaptive reuse of underutilized office and retail buildings;
18. Encourage siting of childcare facilities (issue of affordability);
19. Encourage siting of grocery stores in areas that are lacking them.

## **Housing Element**

*(Note: Many of these potential changes will likely work in tandem with Land Use Element updates.)*

1. Encourage more middle housing and other creative housing types in compliance with new State requirements;
2. Reduce the number of residential zoning districts to encourage more regulatory consistency citywide;
3. Simplify development standards, potentially incorporating Form-Based Code principles, to increase predictability and encourage more development;
4. Study how to encourage more housing near existing and planned future transit;
5. Compact development: medium to high density (anticipate return of transit-oriented development (TOD bill)) and upper middle housing (up to 12-unit multiplex);
6. Eliminating maximum densities (in terms of numbers of units per acre) in multifamily and mixed-use districts (i.e., densities would be governed by building envelopes);
7. Study minimum densities for more efficient use of available land;
8. Up-zone key residential areas (near transit and to build out 10-minute neighborhoods) to increase housing choices affordable to a wider range of incomes (mixed use/mixed income);
9. Rezone or otherwise incentivize the redevelopment of properties owned by religious organizations- to accommodate development of affordable housing;
10. Reduce parking requirements to reduce housing costs;
11. Anticipate increased density with Community-Initiated Amendment Requests
12. Study city-wide inclusionary zoning requirements;
13. Consider transfer of development rights to preserve existing affordable housing;
14. Consider City-wide commercial linkage fees to better tie economic growth with housing growth;
15. Consider policies that require new detached dwelling units to be “ADU-ready,” especially within large homes or large lots, while ensuring that new requirements do not add significant time or process to the permitting process;
16. Consider policies that require ADUs to be incorporated into newly-built residential projects, and require new detached dwelling unit projects to be designed to accommodate future ADUs;
17. Consider policies that encourage retention of older, smaller homes;
18. Consider policies to provide direct assistance to help low- and moderate income households buy a first home;
19. Consider policies that address displacement of low- and moderate-income households through relocation assistance.

## **Sustainability, Climate and Environment Element (proposed new title)**

1. Analyze impacts on the electrical grid of policies moving the entire community towards electrification and elimination of the use of fossil fuels in homes, businesses and vehicles including public transit (electric buses);

2. Encourage more intense water conservation measures that reduce the impact on our potable water supply and promote the transition to black, grey and reclaimed water supplies for non – drinking water uses;
3. Update policies related to installing charging stations for electric vehicles and bicycles at public facilities, parks, public rights-of-way (adjacent to sidewalks), along major transportation corridors, and near freeway entrances/exits;
4. Update climate policies that promote mitigating impacts related to climate change (for example: higher temperatures and more heat days and wildfire smoke days) – required by current legislation;
5. Update climate polices that make the community more resilient to climate change (for example, this could include more dense tree plantings and promoting the planting of species that can adapt and survive higher temperatures, more cooling centers for vulnerable populations, including providing food, water, and shelter) – required by current legislation;
6. Incorporate many of the sustainability and environment requirements from the Station Area Plan in the rest of the city (such as minimum threshold for high performance buildings, development standards such as the green factor, environment policies);
7. Preserve and enhance the tree canopy and other open spaces to reduce carbon emissions. This is listed under Parks but should be in SCE too.

### **Parks, Recreation, and Open Space Element**

1. Update policies to ensure consistency with relevant functional plans:
  - a. Update the Level of Service (LOS) standards per the 2022 PROS Plan
  - b. Update 10-year projects/facilities list per the 2022 PROS Plan and Capital Facilities Plan;
2. Improve ADA accessibility at parks;
3. Improve pedestrian/bicycle/transit connections to parks;
4. Preserve and enhance the tree canopy and other open spaces to reduce carbon emissions;
5. Increase the resiliency of the City's parks, open spaces, and natural areas to meet the challenges of a rapidly changing climate;
6. Support equitable distribution of parks and recreation opportunities throughout the city;
7. Review the PROS Plan gap analysis (GRASP) and identify where new parks/open spaces are needed;
8. Green Kirkland Partnership – their plan (20-Year Forest and Natural Areas Restoration Plan) needs to be updated – support updating the plan and incorporating equity and sustainability;
9. Consider policies to further activate City parks and foster 10-minute neighborhoods by considering how new uses could be added to the City's parks and recreation spaces

### **Human Services Element**

1. Update policies to ensure consistency with relevant plans;
2. Supportive policies for affordable housing and housing for seniors that will be addressed in the housing element update;
3. Recognize the evolving nature of the provision of services to address mental health issues, drug addiction, and homelessness across federal, State, and regional agencies and other organizations, and describe how the City could step in to fund or fill gaps;

4. Update to include new agencies/programs/facilities such as Regional Crisis Response Agency (RCR), King County's Health Through Housing initiative in Kirkland, etc;
5. New policy regarding reasonable and fair allocation of King County tax dollars (Veterans and Human Services Levy) to City of Kirkland to support initiatives such as Health through Housing, King County Regional Housing Authority, Regional Crisis Response Agency, homeless outreach, and other services the City provides. Determine which Elements would be most appropriate: Human Services, Public Services, General chapter (interagency coordination).

### **Public Services Element**

1. Update policies to ensure consistency with relevant functional plans;
2. Update to include new programs such as the Community Responder Program and Mobile Integrated Health (MIH) services;
3. Increasing public school capacity – 2022-2024 Planning work program includes working with the Lake Washington School District on increasing school capacity and related code amendments. For example:
  - a. Adopt an incentive zoning program that creates development bonuses for new development to provide school space;
  - b. Adopt development standards that can provide Lake Washington School District with more development capacity to build additional school space or workforce housing on current district-owned sites;
  - c. Remove potential development barriers in current regulations that might preclude siting of school facilities on private properties as part of mixed-use developments;
  - d. Encourage publicly-accessible rooftop or ground level recreational facilities on school properties;
  - e. Conduct a Citywide assessment of zoning regulations to remove potential barriers to Lake Washington School District capacity projects on current district-owned sites and possible public/ private partnership sites.
4. Policy regarding reasonable and fair allocation of King County tax dollars (Veterans and Human Services Levy) to City of Kirkland to support initiatives such as Health through Housing, King County Regional Housing Authority, Regional Crisis Response Agency, homeless outreach, and other services the City provides. Determine which Elements would be most appropriate: Human Services, Public Services, General chapter (interagency coordination).

### **Utilities Element**

1. Update policies to ensure consistency with relevant functional plans and other agencies long range plans;
2. Ensure consistency with the 2025 Comprehensive Water System Plan – if information is available during EIS & K2044 Comp Plan work;
3. Strengthen water conservation policies regarding construction of new buildings and retrofitting of existing buildings;
4. Consider the impacts of climate change and fisheries protection on the region's water supply;
5. Policies to support installation of electric vehicle charging stations in public ROW and make it easier for property owners to install EV charging stations.

## Capital Facilities Element

1. Update policies to more closely align element with the Sustainability, Climate and Environment Element;
2. Update to incorporate long- range capital and transportation projects.

## Transportation Element

The Transportation element updates will be informed by the City's planning process to update the Transportation Master Plan (TMP) led by the Transportation Division and Transportation Commission. See the May 24, 2023, Transportation Commission meeting materials<sup>1</sup> for more detail about the TMP update process.

## Economic Development Element

1. Incorporate the City Manager's Office Economic Development Strategic Action Plan goals and actions into the Economic Development Element;
2. Enhance policies to support women and minority owned businesses and other diversity, equity, inclusion, and belonging goals (incorporate Equity report by EcoNorthwest recommendations);
3. Explore allowing small-scale commercial uses in residential neighborhoods (in tandem with Land Use Element);
4. Consider zoning changes to allow light manufacturing in Downtown. Allow for "make" retail experiences which draw people to shop in person (jewelry making, coffee roasting, open kitchens, brewing, distilling, etc.);
5. Restructure parking requirements for retail, restaurants, and change of use to reduce required stalls (designate downtown as a "mall"; allow accessing public city lots after hours, the library lot, etc.);
6. Study changing nature of home-based businesses and potential code amendments to support a variety of home-based businesses (2023-2025 Planning Work Program), including sidewalk facing businesses;
7. Study the future of the workforce (also applies to changes to housing, too much office space, online sales);
8. Study Zoning constraints to encourage and support urban farming such as food production, makers spaces, coffee roasting (typically allowed in light industrial zones but allow in retail areas).

## Community Character Element

1. Incorporate recommendations from the Equity Review of the Comp Plan (prepared by ECONorthwest), such as:
2. Incorporate more accurate recounting of histories of discrimination and Kirkland Native History; and
3. Revise language to be more inclusive (see examples in Equity Review Report2);

---

<sup>1</sup> <https://www.kirklandwa.gov/Government/Departments/Public-Works-Department/Commission-Transportation/TC-Meeting-Archive>

<sup>2</sup> <https://www.kirklandwa.gov/files/sharedassets/public/planning-amp-building/kirkland-2044-comp-plan/equity-review-report-kirkland-comprehensive-plan-econorthwest-final20221108.pdf>

4. While describing the recent history.
5. Explore renaming the element to more clearly reference the intent of the chapter;
6. Identify ways to celebrate Native history and culture through landscape design and protection;
7. Review historic preservation policies.