



**City of Kirkland**  
**Planning and Building**  
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## MEMORANDUM

**To:** Planning Commission

**From:** Allison Zike, AICP, Deputy Planning and Building Director  
Adam Weinstein, AICP, Planning and Building Director

**Date:** January 3, 2024

**Subject:** **2044 Comprehensive Plan - Land Use Element Policy Briefing #1**

### Recommendation

Receive a briefing and hold a study session to discuss draft revisions to the Land Use Element goals and policies (see Attachment 1). Provide staff with direction to continue preparing the draft 2044 Comprehensive Plan Land Use Element. Staff anticipates presenting at least one additional policy briefing on the Land Use Element prior to the public hearing for the amendments in Spring 2024.

### Background

#### Kirkland 2044 Comprehensive Plan (K2044) Update Process Overview

The City of Kirkland is in the process of conducting a State-mandated update of the Kirkland Comprehensive Plan (Plan) with a target adoption date of mid 2024 (the State deadline for City Council adoption is December 31, 2024). The Comprehensive Plan is the primary citywide guide for how we, as a community, manage growth over the next 20 years (with a horizon year 2044), and is the policy basis that guides all related decisions. The Comprehensive Plan includes goals and policies for how the City addresses land use, transportation, housing, sustainability and climate change, parks and open space, human services, and the public facilities and services necessary to support growth.

The K2044 Plan update must be consistent with updated State, regional, and King County policies and plans, along with local plans, as discussed further in the goals and policies subsection below. As part of the process to certify Kirkland's K2044 Plan, the State Department of Commerce will review drafts of the Plan to be sure it is consistent with those plans and mandatory requirements, and will approve the final Plan once it is adopted by City Council (Council).

The Planning Commission (PC) last specifically discussed the Land Use Element at their June 22, 2023 meeting<sup>1</sup>. The PC discussed the full list of study issues across all Plan elements during a joint study session with Council on July 18, 2023<sup>2</sup>, at which point staff

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<sup>1</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/planning-commission/k2044-comprehensive-plan-update-briefing-land-use-element\\_pc-packet\\_6.22.2023.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/planning-commission/k2044-comprehensive-plan-update-briefing-land-use-element_pc-packet_6.22.2023.pdf)

<sup>2</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2023/july-18-2023/3b\\_study-session.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2023/july-18-2023/3b_study-session.pdf)

finalized the list of study issues being considered to address with Plan goal or policy amendments.

Community Outreach and Engagement Activities

Beginning in late 2022, staff conducted a substantial number of public outreach and community engagement activities to implement the K2044 Community Engagement Plan<sup>3</sup>. In addition to the general K2044 activities above, staff has conducted outreach and engagement activities specific to the Land Use Element. The topics of Land Use and Transportation are interrelated, and the majority of the element-specific activities (listed below) were conducted jointly with Transportation staff leading the Transportation Strategic Plan (TSP) and Transportation Element updates to ensure that updates to goals and policies are complementary, and that the community has the opportunity to learn more about how the two topics relate to each other and must be balanced.

- Land Use and Transportation Survey (584 responses)
- Senior Council Meeting (April 11, 2023)
- Land Use and Transportation Focus Groups (May 1 and May 9, 2023)
- Youth Council Meeting (May 22, 2023)
- Kirkland Alliance of Neighborhoods (June 14, 2023)

Staff expects to present a summary of community input related to Land Use at the January 11 PC meeting, and will make the survey results available online.

Additional information about the update process can be found in meeting packets, presentations, and other documents and resources that are available on the City’s K2044 Comprehensive Plan update webpage<sup>4</sup>.

**Land Use Element Review**

Overview

The Land Use Element guides future growth in Kirkland and helps establish the appropriate locations for certain types of development (i.e., land uses), the allowed intensity of each land use, and where open space preservation should be located. The Land Use element is the foundational chapter to establish how Kirkland will accommodate our assigned growth targets for the Plan update horizon year of 2044, shown in the table below.

HOUSING UNITS		JOBS	
Existing (2018)	K2044 Target (2019 – 2044)	Existing (2018)	K2044 Target (2019 – 2044)
38,656	<b>13,200</b> (above 2018 existing)	49,280	<b>26,490</b> (above 2018 existing)

A capacity analysis basically looks at the City’s supply of undeveloped or under-developed land and identifies how much net new development (in terms of housing units

<sup>3</sup> <https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/community-engagement-plan-k2044-kirkland-comprehensive-plan-finalwappendixabc12152022.pdf>

<sup>4</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update>

and employees/jobs) can be accommodated on this land. The capacity analysis excludes critical areas like wetlands and streams, or other areas that are unlikely to redevelop in the future. Staff and the City's consultant recently completed an initial "no-action" capacity analysis that confirms the City has more than sufficient capacity under existing zoning to accommodate Kirkland's housing and jobs targets, meaning that additional changes to land use designations/zoning are not necessary to meet growth targets. However, such changes may be desirable to help achieve other City-wide objectives related to sustainability, affordable housing, and other topics. Potential changes that would create additional capacity are discussed in the Proposed Land Use Changes subsection below. Staff will be presenting the results of the initial capacity analysis at the January 11 PC meeting.

### Key Land Use Policy Issues

There are several study issues and/or policy concepts that staff has explored through the update to the Land Use Element. The list below of Land Use study issues was confirmed by the PC and Council at a joint meeting in July 2023, and will be studied in the forthcoming Kirkland 2044 Supplemental Environmental Impact Statement (SEIS). The draft revised Land Use goals and policies (see Attachment 1) discussed further in the subsection below incorporate amendments that address many of the issues in the following list, while amendments to address others are still under consideration or being addressed in other Plan elements:

- Citywide affordable housing requirements, including potential for requirements in low-density zones;
- Policies to stimulate production of missing middle housing types;
- Consolidating low-density residential zones for more uniform development regulations in similar zones citywide;
- 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, the current cycle of Community-initiated Amendment Requests, and at Houghton Village Shopping Center;
- Introducing more allowances for small-scale neighborhood commercial uses and/or home-based businesses in low-density residential neighborhoods;
- Reducing and/or restructuring parking standards;
- Increasing public access to Lake Washington and other natural areas;
- Concepts that will enable Kirkland to become a more "complete city" (e.g., completing sidewalks, undergrounding overhead utilities, integrating arts into the community);
- Updates to incorporate new legislative requirements, and work at the State legislative level to address middle housing, affordable housing, and climate change;
- Policies to mitigate restrictive covenants or homeowners association restrictions that may be contrary to City policies like encouraging ADUs and middle housing;

- Strategy for converting retail storage facilities into affordable housing and mixed use and affordable housing opportunities; through partnerships with current property owners;
- Policies that streamline and enable deployment of wireless service facilities that are appropriate for the community;
- Strategies to support small businesses (will also be addressed in Economic Development Element);
- Policies that address the balance of jobs to housing needs in the city;
- 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; and
- 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.

Proposed Land Use Changes (SEIS "Action Alternative")

In addition to the study issues listed above, there are several areas in the City that are being considered for land use changes that would increase allowed intensity and housing unit or jobs capacity. These proposed changes are being studied in the Kirkland 2044 SEIS as an Action Alternative, and the next run of the City's capacity analysis will include the changes in the Action Alternative to demonstrate how much additional capacity each change would add.

The Action Alternative would include capacity to accommodate additional development, particularly along transit corridors and in commercial centers, and would allow for some additional neighborhood-serving commercial uses in established residential areas. This alternative would include higher density residential zoning along key transit corridors in Kirkland and higher density development in and around commercial and mixed-use areas in Totem Lake and Juanita as described below:

- Par Mac Business Park (Totem Lake): greater permitted density and height to accommodate up to 1,200 units of housing and up to 30,000 square feet of commercial space;
- Totem Lake Southern Industrial Commercial Subarea (Totem Lake, TL 10C, TL 10D, TL 10E, TL10F): changes to enable increases in capacity for housing units and office space;
- Goodwill Site (Juanita): greater permitted density and height to accommodate up to 600 units of housing and up to 15,000 square feet of commercial space;
- Michael's Site (Juanita): greater permitted density and height (from 26 feet to 70 feet) to accommodate up to 350 units of housing and commercial space; and
- Increased Capacity Along Frequent Transit Corridors including Market Street/98th Avenue NE, Lakeview Drive, 108th Avenue NE and NE 70th Street (see Attachment 2).

The Growth Action Alternative will include population and job growth that achieve the City's growth targets, with 13,200 additional housing units and 26,490 additional jobs by 2044 but would include additional, primarily residential, development capacity to help

address community goals for access and housing affordability. Having surplus housing capacity (i.e., in excess of what is required to meet regional planning targets) is intended to offer many more options for housing developing, hopefully easing supply-side constraints. Staff will return to the PC to report out on the Action Alternative capacity analysis run at a future briefing, and will request the PC's final recommendation on the proposed land use changes after the related public hearing in Spring 2024.

### **Draft Revised Land Use Goals and Policies**

While the SEIS and capacity analysis are still in-progress, staff is requesting PC feedback on initial draft revisions to the Land Use goals and policies. Attachment 1 includes a table with all existing Land Use goals, policies, figures, and tables and provides a side-by-side comparison of the existing text with proposed text amendments to-date. As discussed in subsections above, the draft revisions incorporate text amendments that are generally driven by one or more of the following:

- Compliance with required State, regional, or countywide policies;
- Recommendations from the 2022 Equity Review of the Kirkland 2035 Comprehensive Plan<sup>5</sup>;
- Updating specific words or phrases to utilize more current or clearly-defined planning terms (e.g., focusing on “intensity” of uses rather than “density”, phasing out references to “single-family residential” zones);
- Linking Land Use to City functional plans (e.g., Sustainability Strategic Plan; Transportation Strategic Plan; Parks, Recreation, and Open Space Plan);
- Addressing Kirkland 2044 study issues as directed by the PC and Council; and/or,
- Aligning Land Use with the draft Kirkland 2044 Vision and Guiding Principles<sup>6</sup> and in-progress draft revisions in other Plan elements.

The table in Attachment 1 includes staff notes to further explain the reasoning behind certain text amendments, as well as notes indicating if the amendment is proposed to achieve compliance with a specific policy from an outside agency.

### **Questions for Planning Commission**

The PC should focus on the below questions for discussion while reviewing the memorandum and attachments:

1. Do Commissioners have any questions or feedback about any specific draft revisions to Land Use goals or policies?
2. Are there any policy themes or concepts that you believe need to be incorporated into the draft policies?
3. Do Commissioners have any questions about the ongoing capacity analysis work?

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<sup>5</sup> <https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/equity-review-report-kirkland-comprehensive-plan-econorthwest-final20221108.pdf>

<sup>6</sup> Note: the draft Vision Statement and Guiding Principles will be a separate discussion item at the January 11 PC meeting.

4. Is there any additional information that the PC would find helpful for staff to include in a future briefing on the Land Use Element?

### **Next Steps**

With PC feedback on the questions posed above, staff will continue to refine the draft goal and policy amendments. Another important step for the Land Use Element update is completing the land use capacity analysis for the Action Alternative and the environmental review of those proposed changes. Staff will return to the PC in Spring 2024 to present that information and request additional direction on the proposed land use changes. In the meantime, the PC will receive policy briefings for all the other elements within the Plan, as well as briefings on the Juanita and Kingsgate Neighborhood Plan Updates. The PC will hold multiple public hearings on the Plan updates in Spring 2024 and Council will complete final adoption by Fall 2024.

### **Attachments**

1. Land Use Element Draft Goals and Policies
2. Frequent Transit Routes for Additional Residential Density Modeling

Land Use Element Goal and Policy Updates			
EXISTING LAND USE ELEMENT GOALS AND POLICIES	PROPOSED GOAL AND POLICY REVISIONS <i>Deleted text shown in strikethrough. Added text shown in underline.</i>	NOTES FOR PLANNING COMMISSION	REVISION REQUIRED PER: (State, Regional, County, Equity Review etc.)
<b>Table LU-1:</b> 2013 - Land Use by Percent of the City's Total Land Area.	Table LU-1: <del>2013</del> <u>2019</u> - Land Use by Percent of the City's Total Land Area.	Revise to 2019 existing land use.	State Growth Management Act (GMA)
<i>No table number</i>	<u>Table LU-2: 2044 Growth Targets.</u>	Revise growth targets and label table. Include affordable housing targets per HB 1220.	State (GMA)
<b>Table LU-2:</b> Residential Densities and Comparable Zones	<u>New Table LU-2 3: Residential Densities and Comparable Zones</u>		State (GMA)
<b>Fig. LU-1.</b> Comprehensive Land Use Map.	New Fig. LU-1: Comprehensive Land Use Map	Change land use designations per any directed land use changes. Consider changing name of "Low Density Residential land use.	State (GMA)
<b>Goal LU-1:</b> Manage community growth and redevelopment to ensure: <ul style="list-style-type: none"> <li>•An orderly pattern of land use;</li> <li>•A balanced and complete community;</li> <li>•Maintenance and improvement of the City's existing character; and</li> <li>•Protection of environmentally sensitive areas.</li> </ul>	<b>Goal LU-1:</b> <u>Guide</u> <del>Manage</del> community growth and redevelopment to ensure: <ul style="list-style-type: none"> <li>•An <del>orderly</del> pattern of land use <u>that accommodates growth and promotes a welcoming, connected, and sustainable community;</u></li> <li>•An <u>accessible</u> <del>balanced</del> and complete community with <u>ample housing and employment opportunities;</u></li> <li>•<u>Support of the City's 2044 Vision</u> <del>Maintenance and improvement of the City's existing character;</del> and</li> <li>•Protection of environmentally sensitive areas.</li> </ul>	Removing references to ambiguous phrases such as "community character" and incorporates Kirkland 2044 Vision Statement phrasing.	Equity Review
<b>Policy LU-1.1:</b> Maintain clear and predictable development regulations that are consistent with City goals and policies.	<b>Policy LU-1.1:</b> Maintain clear and predictable development regulations that are <u>easy to understand and</u> consistent with City goals and policies.		
<b>Policy LU-1.2:</b> Create logical boundaries between land use districts that take into account such considerations as existing and planned land uses, access, property lines, topographic conditions, and natural features.	<b>Policy LU-1.2:</b> <u>Maintain</u> <del>Create</del> logical boundaries between land use districts that take into account such considerations as existing and planned land uses, access, property lines, topographic conditions, and natural features, <u>and identify opportunities to condense the number of individual zones into related groups based on existing conditions and planning objectives.</u>		
<i>No existing policy.</i>	<b>New . Policy LU-1.#:</b> Identify opportunities to simplify development standards in zoning districts by completing actions such as: renaming zones to better describe the allowed mix of uses therein; consolidating multiple zones into a single, simplified zone to simplify future Zoning Code amendments; standardizing development standards across similar zones, etc.		

Land Use Element Goal and Policy Updates			
EXISTING LAND USE ELEMENT GOALS AND POLICIES	PROPOSED GOAL AND POLICY REVISIONS <i>Deleted text shown in strikethrough. Added text shown in underline.</i>	NOTES FOR PLANNING COMMISSION	REVISION REQUIRED PER: (State, Regional, County, Equity Review etc.)
<p><b>Policy LU-1.3:</b> Encourage attractive site and building design that is compatible in scale and in character with existing or planned development.</p>	<p><b>Policy LU-1.3:</b> Encourage <del>attractive site and building design that</del> <u>promotes valued community characteristics such as pedestrian activation, high quality materials, publicly accessible and welcoming spaces, and transition strategies to mitigate differences</u> <del>is compatible in scale between areas with varying allowed heights and in character with existing or planned development.</del></p>		
<p><b>Policy LU-1.4:</b> Create effective transitions between different land uses.</p>	<p><del><b>Policy LU-1.4:</b> Create effective transitions between different land uses.</del></p>	<p>Consider removing in lieu of revised Policy LU-1.3.</p>	
<p><b>Policy LU-1.5:</b> Regulate land use and development in environmentally sensitive areas to improve and protect environmental quality and avoid unnecessary public and private costs.</p>	<p><i>Policy LU-1.5: Regulate land use and development in environmentally sensitive areas to improve and protect environmental quality, <del>and</del> avoid unnecessary public and private costs, <u>and encourage public access.</u></i></p>		



Land Use Element Goal and Policy Updates			
EXISTING LAND USE ELEMENT GOALS AND POLICIES	PROPOSED GOAL AND POLICY REVISIONS <i>Deleted text shown in strikethrough. Added text shown in underline.</i>	NOTES FOR PLANNING COMMISSION	REVISION REQUIRED PER: (State, Regional, County, Equity Review etc.)
<p><b>Goal LU-2:</b> Promote a compact, efficient, and sustainable land use pattern in Kirkland that:</p> <ul style="list-style-type: none"> <li>•Supports a multimodal transportation system that efficiently moves people and goods;</li> <li>•Minimizes energy use, greenhouse gas emissions, and service costs;</li> <li>•Conserves land, water, and natural resources; and</li> <li>•Provides sufficient land area and development intensity to accommodate Kirkland’s share of the regionally adopted population and employment targets.</li> </ul>	<p><b>Goal LU-2:</b> Promote a compact, efficient, and sustainable land use pattern in Kirkland that:</p> <ul style="list-style-type: none"> <li>•Supports a multimodal transportation system that efficiently moves people and goods;</li> <li>•Minimizes energy use, greenhouse gas emissions, and service costs;</li> <li>•Conserves land, water, and natural resources; <del>and</del></li> <li>•Provides sufficient land area <del>and development intensity</del> to accommodate <u>growth likely to occur in Kirkland based on regional planning objectives and local goals</u> <del>Kirkland’s share of the regionally adopted population and employment targets;</del></li> <li>• <u>Preserves cultural resources and support of new cultural resources identified; and,</u></li> <li>• <u>Promotes access to opportunity, particularly for: Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low incomes; people with disabilities; seniors; and communities with language access needs.</u></li> </ul>	<p>Incorporates King County Equity policies and explicitly recognizes historically underserved communities; adds suggested reference to cultural resources per Comprehensive Plan Equity Review .</p>	<p>King County Countywide Planning Policies; Equity Review</p>
<p><b>Policy LU-2.1:</b> Support a range of development densities in Kirkland, recognizing environmental constraints and community character.</p>	<p><b>Policy LU-2.1:</b> Support a range of development <del>densities</del> <u>intensities</u> in Kirkland, recognizing environmental constraints <u>while enabling development to accommodate growth</u> <del>and community character.</del></p>	<p>Removing references to ambiguous phrases such as "community character."</p>	<p>Equity Review</p>
<p><b>Policy LU-2.2:</b> Facilitate infill development and encourage redevelopment of underutilized land.</p>	<p><i>No change</i></p>		
<p><b>Policy LU-2.3:</b> Ensure an adequate supply of housing units and commercial floorspace to meet the required growth targets.</p>	<p><b>Policy LU-2.3:</b> Ensure an adequate supply of housing units and commercial floorspace to meet the required growth targets, <u>while also considering additional capacity that promotes the City's Vision and enables smart growth principles.</u></p>	<p>Adds additional consideration of meeting Kirkland's Vision to recognize that planning considers smart growth principles beyond the required growth targets.</p>	
<p><b>Table LU-3:</b> Comparison of Growth Targets and Available Capacity.</p>	<p>New Table LU-<del>3</del><u>4</u></p>	<p>Final capacity analysis pending (12/30/2023)</p>	<p>State GMA</p>

Land Use Element Goal and Policy Updates			
EXISTING LAND USE ELEMENT GOALS AND POLICIES	PROPOSED GOAL AND POLICY REVISIONS <i>Deleted text shown in strikethrough. Added text shown in underline.</i>	NOTES FOR PLANNING COMMISSION	REVISION REQUIRED PER: (State, Regional, County, Equity Review etc.)
<b>Policy LU-2.4:</b> Support development patterns that promote public health and provide opportunities for safe and convenient physical activity and social connectivity.	<b>Policy LU-2.4:</b> Support development patterns that promote public health <u>and address racially and environmentally disparate health outcomes</u> and provide <u>access to opportunities for safe and convenient physical activity and social connectivity.</u> <u>Focus on residents with the highest needs in providing and enhancing opportunities for employment, safe and convenient daily physical activity, social connectivity, protection from exposure to harmful substances and environments, and housing in high opportunity areas.</u>	Incorporates language from King County planning policy.	King County DP-6
<b>Goal LU-3:</b> Provide a land use pattern and transportation network that promotes mobility, transportation choices, and convenient access to goods and services.	<b>Goal LU-3:</b> Provide a land use pattern and <u>connected</u> transportation network that; promotes <u>multi-modal safety and</u> mobility; transportation choices; <del>and</del> convenient access to <u>schools, parks, goods and services; and reducing Vehicle Miles Traveled (VMT).</u>	Updated to link with specific Sustainability Master Plan action to reduce VMT.	Kirkland Sustainability Strategic Plan
<b>Policy LU-3.1:</b> Create and maintain neighborhoods that allow residents and employees to walk or bicycle to places that meet their daily needs.	<b>Policy LU-3.1:</b> Create and maintain neighborhoods that allow residents and employees <u>of all abilities to use active transportation to travel to</u> <del>walk or bicycle to</del> places that meet their daily needs.	Made language inclusive of all active transportation modes instead of just walking and biking.	Equity review
<b>Policy LU-3.2:</b> Encourage residential development within commercial areas.	<b>Policy LU-3.2:</b> Encourage residential development, <u>including affordable housing,</u> within commercial areas.		
<b>Policy LU-3.3:</b> Encourage housing, offices, shops, and services at or near the park and ride lots.	<b>Policy LU-3.3:</b> Encourage housing, offices, <u>community facilities,</u> shops, and services at or near the park and ride lots.		
<b>Policy LU-3.4:</b> Locate higher density land uses in areas served by frequent transit service.	<b>Policy LU-3.4:</b> <u>Focus</u> <del>Locate</del> higher density land uses <u>primarily</u> in areas served by frequent transit service.		
<b>Policy LU-3.5:</b> Provide vehicular access for commercial development from arterials or freeways and avoid vehicular access from residential streets.	<i>No change</i>		
<b>Policy LU-3.6:</b> Incorporate features in new development projects that support transportation choices.	<b>Policy LU-3.6:</b> Incorporate features in new development projects that support <u>multi-modal</u> transportation choices.		
<b>Policy LU-3.7:</b> Consider reducing minimum parking requirements in the Zoning Code in walkable areas with convenient shops, services and good transit service.	<i>No change</i>		Consistent with PC/City Council study issue for Land Use Element.

Land Use Element Goal and Policy Updates			
EXISTING LAND USE ELEMENT GOALS AND POLICIES	PROPOSED GOAL AND POLICY REVISIONS <i>Deleted text shown in strikethrough. Added text shown in underline.</i>	NOTES FOR PLANNING COMMISSION	REVISION REQUIRED PER: (State, Regional, County, Equity Review etc.)
<i>No existing policy.</i>	<u>New. <b>Policy LU 3-#:</b> Consider reducing or removing minimum parking requirements in the Zoning Code for residential uses, including low-density, middle-housing, and stacked dwelling unit housing types.</u>		Per PC/City Council study issue for Land Use Element.
<b>Policy LU-3.8:</b> Create a complementary relationship between adjoining land uses and the Cross Kirkland Corridor and Eastside Rail Corridor, both in terms of short term nonmotorized access and future opportunities for high capacity transit.	<i>No change</i>		
<b>Policy LU-3.9:</b> Encourage vehicular and nonmotorized connectivity.	<b>Policy LU-3.9:</b> Encourage vehicular and nonmotorized, <u>active transportation connectivity, while prioritizing network improvements that will contribute to reducing the City's Vehicle Miles Traveled (VMT).</u>	Updated to link with specific Sustainability Strategic Plan action to reduce VMT, and including explicit reference to "active transportation."	Sustainability Strategic Plan; Equity Review
<b>Goal LU-4:</b> Protect and enhance the character and quality of residential neighborhoods while accommodating the City's growth targets.	<b>Goal LU-4:</b> Enhance opportunities for residential growth citywide, <u>including infill development in lower-density residential areas, while accomodating the City's growth targets and enabling production of housing options for people of all income levels.</u>		
<b>Policy LU-4.1:</b> Maintain and enhance the character of Kirkland's residential areas.	<b>Policy LU-4.1:</b> Maintain and enhance <u>the community's vision for safe, walkable, bikeable, and friendly neighborhoods that are connected to each other</u> <del>the character of Kirkland's residential areas.</del>	Remove ambiguous phrasing such as "character" and replace with more specific values for neighborhoods.	Equity Review
<i>No existing policy.</i>	<u>New. <b>Policy LU-4.#:</b> Identify opportunities to simplify development standards in primarily residential zones by completing actions such as: renaming "single-family residential zones" to better describe the allowed multi-family and commercial uses therein; consolidating low-density residential zones into a single zone to simpify future Zoning Code amendments; standardizing development standards across low-density residential zones, etc.</u>	New policy will support adopted Planning Work Program tasks to implement new WA State housing legislation, optimize middle housing development standards, etc.	Per PC/City Council study issue for Land Use Element.
<b>Policy LU-4.2:</b> Locate the highest density residential areas close to shops and services and transportation hubs.	<b>Policy LU-4.2:</b> Locate the highest <del>density</del> <u>intensity</u> residential areas close to shops and services and transportation hubs.		

Land Use Element Goal and Policy Updates			
EXISTING LAND USE ELEMENT GOALS AND POLICIES	PROPOSED GOAL AND POLICY REVISIONS <i>Deleted text shown in strikethrough. Added text shown in underline.</i>	NOTES FOR PLANNING COMMISSION	REVISION REQUIRED PER: (State, Regional, County, Equity Review etc.)
<b>Policy LU-4.3:</b> Allow for new residential growth consistent with the basic pattern of land use in the City.	<b>Policy LU-4.3:</b> <del>Allow for new residential growth to meet City objectives of environmental sustainability, economic growth, and DEIB principles consistent the basic pattern of land use in the City, and including Washington State required allowances for middle-housing types such as Accessory Dwelling Units, Cottages, and multi-plexes in lower-density neighborhoods.</del> <u>Encourage</u> <del>Allow for new residential growth to meet City objectives of environmental sustainability, economic growth, and DEIB principles consistent the basic pattern of land use in the City, and including Washington State required allowances for middle-housing types such as Accessory Dwelling Units, Cottages, and multi-plexes in lower-density neighborhoods.</del>	Explicitly refencing increased density allowances in lower density neighborhoods.	WA State HB 1110 (adopted 2023)
<b>Policy LU-4.4:</b> Consider neighborhood character and integrity when determining the extent and type of land use changes.	<del><b>Policy LU-4.4:</b> Consider neighborhood character and integrity when determining the extent and type of land use changes.</del>	Remove ambiguous phrasing such as "character" and replace with more specific values for neighborhoods. Policy redundant with Policy LU-4.1.	Equity Review
<b>Policy LU-4.5:</b> Allow neighborhoods to propose small scale neighborhood-oriented commercial uses within residential areas to meet local needs and reduce reliance on vehicle trips to meet daily needs.	<del><b>Policy LU-4.5:</b> Develop standards that allow neighborhoods to propose small scale neighborhood-oriented commercial uses within residential areas, including corner stores and commercial uses operated within homes, to meet local needs and reduce reliance on vehicle trips to meet daily needs.</del>		Per PC/City Council study issue for Land Use Element.
<i>No existing policy.</i>	<b>New. Policy LU-4.6:</b> <u>Evaluate planning in the Totem Lake and Greater Downtown regional growth centers and high-capacity transit station areas for their potential physical, economic, and cultural displacement of marginalized residents and businesses, and use a range of strategies to mitigate displacement impacts.</u>	Incorporates PSRC Vision 2050 requirement.	MPP-DP-23
<b>Fig. LU-2:</b> Commercial and Mixed Use Areas	New Fig. LU-2: Commercial and Mixed Use Areas	Update if there any changes to the map with proposed land use designation changes.	

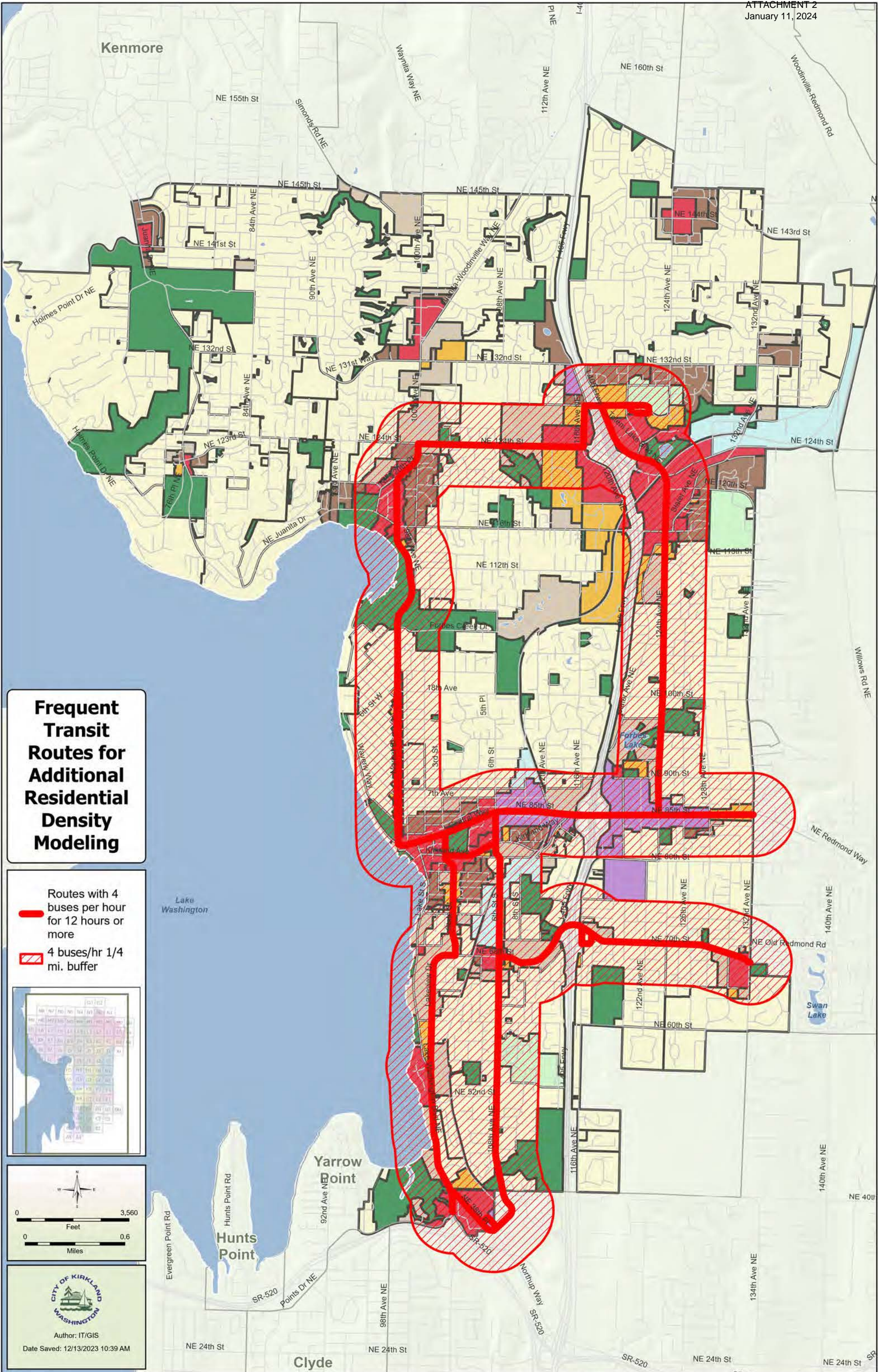
Land Use Element Goal and Policy Updates			
EXISTING LAND USE ELEMENT GOALS AND POLICIES	PROPOSED GOAL AND POLICY REVISIONS <i>Deleted text shown in strikethrough. Added text shown in underline.</i>	NOTES FOR PLANNING COMMISSION	REVISION REQUIRED PER: (State, Regional, County, Equity Review etc.)
<b>Goal LU-5:</b> Plan for a hierarchy of commercial and mixed use areas serving neighborhood, community, and/or regional needs.	<i>No change.</i>		
<b>Policy LU-5.1:</b> Reflect the following principles in development standards and land use plans for commercial and mixed use areas: Urban Design <ul style="list-style-type: none"> <li>•Create lively and attractive districts with a human scale.</li> <li>•Create attractive, pedestrian-oriented streets through building placement and design and by minimizing the obtrusive nature of parking lots.</li> <li>•Support a mix of retail, office, and residential uses in multistory structures.</li> <li>•Create effective transitions between commercial areas and surrounding residential neighborhoods.</li> </ul> Access <ul style="list-style-type: none"> <li>•Encourage multimodal transportation options.</li> <li>•Promote an intensity and density of land uses sufficient to support effective transit and pedestrian activity.</li> <li>•Promote a street pattern that provides through connections, pedestrian accessibility and vehicular access.</li> <li>•Encourage pedestrian travel to and within commercial and mixed use areas by providing:               <ul style="list-style-type: none"> <li>oSafe and attractive walkways;</li> <li>oClose groupings of stores and offices;</li> <li>oPlacement of parking in structures, underground, or to the back or side of buildings.</li> </ul> </li> </ul>	<b>Policy LU-5.1:</b> Reflect the following principles in development standards and land use plans for commercial and mixed use areas: Urban Design <ul style="list-style-type: none"> <li>•Create lively and attractive districts with a human scale.</li> <li>•Create attractive, pedestrian-oriented streets through building placement and design and by minimizing the obtrusive nature of parking lots.</li> <li>•Support a mix of retail, office, and residential uses in multistory structures.</li> <li>•Create effective transitions between <u>areas of varying intensities</u> <del>commercial areas and surrounding residential neighborhoods.</del></li> </ul> Access <ul style="list-style-type: none"> <li>•Encourage multimodal transportation options.</li> <li>•Promote an intensity and density of land uses sufficient to support effective transit and pedestrian activity.</li> <li>•Promote a street pattern that provides through connections, pedestrian accessibility and vehicular access.</li> <li>•Encourage pedestrian travel to and within commercial and mixed use areas by providing:               <ul style="list-style-type: none"> <li>oSafe and attractive walkways;</li> <li>oClose groupings of stores and offices;</li> <li>oPlacement of parking in structures, underground, or to the back or side of buildings.</li> </ul> </li> </ul>	With more mixed-use zones in the City, policy revised to refer to focusing on transitions more between different intensities (e.g., height, bulk, mass) than different uses.	
<b>Policy LU-5.2:</b> Maintain and strengthen existing commercial and mixed use areas by focusing economic development within them.	<i>No change.</i>		
<b>Policy LU-5.3:</b> Enhance and strengthen Kirkland’s commercial and mixed use areas consistent with the neighborhood plan for each area.	<i>No change.</i>		
<b>Policy LU-5.4:</b> Provide opportunities for a variety of employment.	<i>No change.</i>		
<b>Policy LU-5.5:</b> Support the Greater Downtown area as an Urban Center/Regional Growth Center.	<del><b>Policy LU 5.5:</b> Support the Greater Downtown area as an Urban Center/Regional Growth Center.</del>	Remove; obsolete policy with certification of Greater Downtown Regional Growth Center by PSRC in 2023.	

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<p><b>Policy LU-5.6:</b> Maintain and enhance Kirkland’s diverse Neighborhood Centers to serve as business centers and as walkable focal points for the local community. Reflect the following principles in development standards and land use plans for these areas:</p> <ul style="list-style-type: none"> <li>•Preserve and enhance neighborhood-serving retail, especially grocery stores.</li> <li>•Promote a mix of complementary uses.</li> <li>•Support redevelopment at an intensity that helps meet Kirkland’s required growth targets in walkable neighborhoods with good transit service.</li> <li>•Create gathering places and opportunities for social interaction.</li> <li>•Create and maintain unique places that complement and reflect the character of the surrounding neighborhood.</li> </ul>	<p>Policy LU-5.6: Maintain and enhance Kirkland’s diverse Neighborhood Centers to serve as business centers and as walkable focal points for the local community. Reflect the following principles in development standards and land use plans for these areas:</p> <ul style="list-style-type: none"> <li>•Preserve and enhance neighborhood-serving retail, especially grocery stores.</li> <li>•Promote a mix of complementary uses.</li> <li>•Support redevelopment at an intensity that helps meet Kirkland’s required growth targets in walkable neighborhoods with good transit service.</li> <li>•Create gathering places and opportunities for social interaction.</li> <li>•Create and maintain unique places that <u>promote the City's 2044 Vision</u> <del>complement and reflect the character of the surrounding neighborhood.</del></li> </ul>	<p>Remove ambiguous phrasing such as "character" and replace with more specific values/vision identified by the community.</p>	<p>Equity Review</p>
<p><b>Policy LU-5.7:</b> Encourage redevelopment and adaptive reuse of Kirkland’s Light Industry/Office areas in a manner that supports the existing mix of allowed uses while enabling these areas to evolve into innovative areas for commerce and employment.</p>	<p><i>No change.</i></p>		
<p><b>Policy LU-5.8:</b> Allow for innovative land use and development within the Cross Kirkland Corridor Overlay where such innovation enhances the recreational, transportation, and economic development potential of the Corridor.</p>	<p><i>No change.</i></p>		
<p><i>No existing policy.</i></p>	<p><u>New. <b>Policy LU-5.#:</b> Conduct a study to identify regulatory barriers to development in the City's Neighborhood Commercial Centers including, but not limited to: reducing minimum parking requirements, removing land aggregation or minimum parcel size requirements, increasing nearby housing densities, and removing minimum lot size per housing unit requirements.</u></p>		
<p><i>No existing policy.</i></p>	<p><u>New. <b>Policy LU-5.#:</b> Identify potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.</u></p>		



Land Use Element Goal and Policy Updates			
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<b>Goal LU-6:</b> Establish a coordinated and connected system of open space throughout the City that: <ul style="list-style-type: none"> <li>•Preserves natural systems,</li> <li>•Protects wildlife habitat and corridors,</li> <li>•Provides land for recreation, and</li> <li>•Preserves natural landforms and scenic areas.</li> </ul>	Goal LU-6: Establish a coordinated and connected system of open space throughout the City that: <ul style="list-style-type: none"> <li>•Preserves natural systems,</li> <li>•Protects wildlife habitat and corridors,</li> <li>•Provides land for recreation,</li> <li>• <u>Promotes actions from the Sustainability Strategic Plan,</u> and</li> <li>•Preserves natural landforms and scenic areas.</li> </ul>		
<b>Policy LU-6.1:</b> Distribute parks and open spaces throughout the City, with particular focus on new facilities in areas of the City facing the greatest population growth, in areas where facilities are deficient, and/or in areas where connections of the open space network could be made.	<i>No change.</i>		
<b>Policy LU-6.2:</b> Work with adjacent jurisdictions; County, State, federal, and tribal governments; and nonprofit groups to identify and protect open space networks to be preserved within and around Kirkland.	<i>No change.</i>		
<b>Policy LU-6.3:</b> Consider the City's streets and the Cross Kirkland Corridor as integral parts of the overall open space network.	<i>No change.</i>		
<b>Policy LU-6.4:</b> Preserve Kirkland's urban separators.	<i>No change.</i>		
<i>No existing policy.</i>	<b>New. Policy LU-6.#:</b> Identify opportunities to work with private property owners to designate publicly accessible open space to create a more connected greenspace network.		
<b>Goal LU-7:</b> Protect and enhance Kirkland's natural resources.	<i>No change.</i>		
<b>Policy 7.1:</b> Continue to designate and protect critical areas based on best available science, with special consideration to preserving and enhancing anadromous fisheries.	<i>No change.</i>		
<b>Policy LU-7.2:</b> Decrease energy use, promote renewable energy, and promote public health through land use strategies that promote a mix of housing, employment, and services at intensities sufficient to promote walking, bicycling, and transit.	Policy LU-7.2: Decrease energy use, promote renewable energy, and promote public health through land use strategies that promote a mix of housing, employment, and services at intensities sufficient to promote <u>active transportation</u> <del>walking, bicycling,</del> and transit.	Made language inclusive of all active transportation modes instead of just walking and biking.	Equity Review
<b>Goal LU-8:</b> Maintain criteria, regulations and procedures that allow for the siting of essential public facilities as well as government and community facilities.	<i>No change</i>		


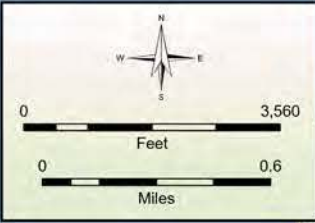
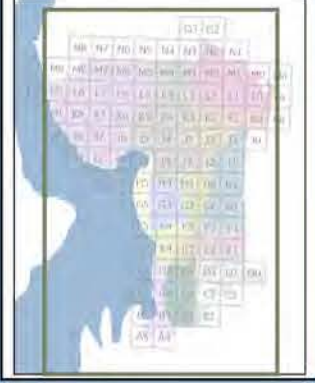
Land Use Element Goal and Policy Updates			
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<b>Policy LU-8.1:</b> Work cooperatively with King County, the State and/or other cities to site essential public facilities.	<i>No change</i>		
<b>Policy LU-8.2:</b> Consider the following in siting essential public facilities: <ul style="list-style-type: none"> <li>•Accessibility to the people served;</li> <li>•Public involvement;</li> <li>•Protection of neighborhoods;</li> <li>•Preservation of natural resources;</li> <li>•The cost-effectiveness of service delivery;</li> <li>•Location near transit and mixed-use centers; and</li> <li>•The goals and policies of the City’s Comprehensive Plan.</li> </ul>	<i>No change</i>		
<b>Policy LU-8.3:</b> Design essential public facilities as well as government and community facilities to reduce incompatibility with adjacent land uses.	<i>No change</i>		
<i>No existing policy.</i>	<i>New. <u>Policy LU-8.# : Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities.</u></i>	Adds equity considerations for siting of public facilities and provision of public services.	PSRC Vision 2050 MPP-RC-2
<i>No existing goal.</i>	<i>New. <u>Goal LU-9: Intentionally advance the City's Sustainability goals and policies with patterns of land use and future amendments to development standards.</u></i>		Kirkland Sustainability Strategic Plan
	<i>New. <u>Policy LU-9.#: Utilize the sustainable decision-making tool described in the City's Sustainability Strategic Plan to evaluate all land use and Zoning Code amendment decisions.</u></i>		Kirkland Sustainability Strategic Plan
	<i>New. <u>Policy LU-9.#: Evaluate Zoning Code amendments to explore reducing barriers to energy-efficient development (such as solar installations, flexible mechanical unit placement, etc.).</u></i>		Kirkland Sustainability Strategic Plan
	<i>New. <u>Policy LU-9.#: Identify appropriate areas or zones in the City to allow energy storage facilities, and develop standards that will provide flexibility for future installations.</u></i>		Kirkland Sustainability Strategic Plan





### Frequent Transit Routes for Additional Residential Density Modeling

-  Routes with 4 buses per hour for 12 hours or more
-  4 buses/hr 1/4 mi. buffer



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