



**CITY OF KIRKLAND**  
**Planning and Building Department**  
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## MEMORANDUM

**To:** Kurt Triplett, City Manager

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**Date:** April 22, 2024

**Subject:** **2044 Comprehensive Plan Update, File No. CAM22-00023 – May 3, 2024 Workshop**

## RECOMMENDATION

City Council (Council) and Planning Commission (PC) hold a joint workshop to discuss the status of the Kirkland 2044 Comprehensive Plan (K2044) update and provide input on draft goals and policies in preparation for the upcoming public hearings. The May 3 workshop will focus on the following draft elements/components of the 2044 Comprehensive Plan:

- Vision Statement and Guiding Principles;
- Land Use (with a focus on policies related to housing);
- Housing;
- Sustainability, Climate and Environment; and
- The equity and consistency review of the existing Comprehensive Plan, including General Neighborhood Plan text.

The workshop will also include an opportunity for Council and PC to provide feedback to staff on the other elements of the Comprehensive Plan, including: Economic Development; Parks, Recreation, and Open Space; Utilities; Public Services; Human Services; and Capital Facilities. This staff memo includes a brief summary of each of the agenda topics. Enclosed attachments include draft goal and policy amendments for each of the highlighted elements, and links to other relevant K2044 update materials and background information.

Related to the Comprehensive Plan, the Council and PC will also receive a brief update on potential future development at the Houghton Park & Ride site.

## BACKGROUND

### Kirkland 2044 Comprehensive Plan (K2044) Update

The City of Kirkland is in the process of conducting a major update of the existing Kirkland Comprehensive Plan (Plan)<sup>1</sup> adopted in 2015 for a planning horizon of 2035. The Plan is the primary citywide guide for how the community should evolve over the next twenty years (with a horizon year of 2044) in terms of land use, transportation, and the public facilities and services necessary to support this change. The Plan also includes goals and policies for how the City addresses housing, sustainability, climate change, economic development, parks, open space, and other topics.

The City Council has received general status updates for the 2044 Comprehensive Plan on April 19, 2022<sup>2</sup>, December 13, 2022<sup>3</sup>, and July 18, 2023<sup>4</sup>. The Planning Commission has received briefings since 2022 on the status of the process and draft goals and policies.

### Community Engagement

Historically, large community-wide discussions have tended to attract people most comfortable with City planning processes. With the Kirkland 2044 update process the City invested particular energy, staff resources, and consideration into engaging people underrepresented in civic life (i.e., “priority populations”). A 2022 Community Engagement Plan<sup>5</sup> (Broadview Planning) was prepared for the update process that staff has implemented. Where feasible, community engagement for both the Comprehensive Plan and Transportation Strategic Plan have been combined.

The following list summarizes the key engagement strategies staff used during the update process:

*Stakeholders & Community Groups:* The City proactively identified over 200 stakeholder and community groups and contacted these groups with information about the Comprehensive Plan update and how to get involved in this process.

*Community Surveys:* The City created four public surveys throughout 2023 that covered the major topics in the Comprehensive Plan, receiving nearly 2,000 responses from community members or interested parties. These survey responses helped to inform revised or new policies that meet the needs of the community.

*Local Events:* City staff attended over 40 community events and meetings throughout 2022 and 2023 to engage with the community and receive feedback on various topic areas. The intent here was to meet people “where they are” and not require attendance at special K2044-themed meetings. This included meeting with Youth & Senior Councils, neighborhood groups and local school students, and attending events in the community such as farmer’s markets, health fairs, City Hall for All, and more.

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<sup>1</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Comprehensive-Plan>

<sup>2</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2022/april-19-2022/3c\\_study-session.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2022/april-19-2022/3c_study-session.pdf)

<sup>3</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2022/december-13-2022/9h\\_business.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2022/december-13-2022/9h_business.pdf)

<sup>4</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)

<sup>5</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>

*Focus Group Sessions:* The City hosted eight small group 90-minute focus group sessions with interested community members to review existing policies, develop guiding principles, and draft new policies.

*Redesigned K2044 webpage:* In March 2024, the City launched a redesigned K2044 Comprehensive Plan webpage<sup>6</sup> to help the community learn more about the K2044 update. The webpage includes a landing page for key topic areas, including: draft goals and policies for each Element; basic information about the Plan update; the neighborhood plan updates; and a community engagement page detailing how to get involved in the process, and how to submit comments. The Transportation Strategic Plan update webpage<sup>7</sup> provides information about that process. The Transportation Strategic Plan will form the basis for the Transportation Element.

Staff has provided summaries of key takeaways from the various engagement methods, as well as themes from the community related to each specific element, in past Council and PC briefings linked elsewhere in this memo.

### Guiding Themes for Element Updates

For each individual Element, staff has articulated a set of study issues to guide potential goal and policy amendments confirmed through Council and PC direction in early 2023. In addition, each of the Elements and the neighborhood plans are also being reviewed for consistency with State, regional, countywide and local (Kirkland-specific) goals. The draft goals and policies across all Elements in the Plan incorporate text amendments that are generally guided by one or more of the following common themes:

- Recommendations and suggestions generated by community members;
- Compliance with required State, regional, or countywide policies;
- Recommendations from the 2022 Equity Review report (EcoNorthwest) of the Kirkland 2035 Comprehensive Plan<sup>8</sup>;
- Kirkland Diversity, Equity, Inclusion and Belonging (DEIB) Five Year Roadmap;
- Updating specific words or phrases to utilize more current or clearly-defined planning terms, and to reflect City-wide objectives (e.g., focusing on “intensity” of uses rather than “density”, phasing out references to “single-family residential” zones);
- Alignment with the Sustainability Strategic Plan and Transportation Strategic Plan;
- Alignment with the draft Kirkland 2044 Vision and Guiding Principles and in-progress draft revisions in other Plan elements.

Summaries of key policy changes for the individual Elements being highlighted at the May workshop are described in the subsections below. The referenced attachments for each element include tables showing existing element goals, policies, figures, and tables and provide a side-by-side comparison of the existing text with proposed text amendments to-date. The highlighted text in the Attachments indicate policies flagged for Planning Commission discussion at study session briefings. Because the changes being proposed to the existing Comprehensive

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<sup>6</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update>

<sup>7</sup> <https://www.kirklandwa.gov/Government/Departments/Public-Works-Department/Transportation/Plans-and-Studies-Transportation-Division/Transportation-Strategic-Plan>

Plan are quite substantial, staff is proposing to strike-and-replace all elements with new text, and wants to show very clearly what is proposed for removal and change in the existing Plan.

## **VISION STATEMENT AND GUIDING PRINCIPLES**

The existing Plan contains the City's 2035 Vision Statement and Guiding Principles adopted in 2015. The purpose of a Vision Statement is to reflect the community's collective vision, values, and aspirations for how the city should grow and evolve over the next 20 years. The Guiding Principles are intended to express the key goals, or priorities, for guiding growth and development in Kirkland over the 20-year horizon of the Comprehensive Plan. They are based on, and provide an extension of, the aspirations and values embodied in the Vision Statement.

Attachments 1 and 2 show the latest draft Vision Statement and Guiding Principles (March 2024). The drafts continue the City's existing goal of maintaining Kirkland as a livable, sustainable, resilient, and multimodal-connected city, and form the foundation for the goals and policies contained in the general Elements (chapters of the Comprehensive Plan).

Revising the draft Vision Statement and Guiding Principles involved the following process and community input:

- Staff revised the 2025 Vision Statement and Guiding Principles based on community engagement input:
  - Comments received at community-wide City Hall for All events in 2022 and 2023; a visioning event and survey conducted in January 2023; and key themes received from the overall community engagement and outreach process described above;
  - Kirkland Diversity, Equity, Inclusion and Belonging (DEIB) Five Year Roadmap<sup>9</sup> objectives to be an inclusive and welcoming community;
  - Recommendations from the 2022 Equity Review report (EcoNorthwest) of the Kirkland 2035 Comprehensive Plan<sup>10</sup>; and
  - Citywide goals pertaining to sustainability and resiliency (in the natural environment, economically, and fiscally), and providing a multimodal transportation system;
- Planning Commission reviewed and provided suggested edits to the draft Vision Statement on June 22, 2023, and Guiding Principles on January 11, 2024. Staff incorporated PC comments into both documents; and

City Council reviewed the draft Vision Statement incorporating Planning Commission comments on July 18, 2023, and suggested additional edits. Staff incorporated Council's comments into a revised Vision Statement. On March 5, 2024, City Council reviewed the revised Guiding Principles. Individual Council members also emailed staff suggested edits, which were incorporated. Attachment 1 and 2 incorporate comments from the PC and Council.

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<sup>9</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-managers-office/roadmap-as-adopted\\_1.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-managers-office/roadmap-as-adopted_1.pdf)

<sup>10</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>

## Discussion Questions for City Council and Planning Commission

1. Does the Council and PC agree with the draft Vision Statement and Guiding Principles in order to move forward to the public hearing?

### **LAND USE ELEMENT**

#### 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. This guidance is set forth in the Element through the Land Use Map (showing Citywide Land use designations), and the goals and policies – some of which may serve as policy groundwork, or direction, for future Kirkland Zoning Code (KZC) amendments that would implement changes to development capacity. Because residential uses are the predominant uses throughout much of Kirkland’s land area, the Land Use Element is very influential in affecting where and how new housing gets developed in the City. The Land Use element is the foundational chapter of the Comprehensive Plan that establishes how Kirkland will accommodate our assigned growth targets (from King County) 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)

Staff has provided the PC and Council with briefings on the Land Use Element at the below meetings. Details about the discussion topics for each meeting, summaries of community outreach and engagement activities related to land use, and relevant attachments, can be accessed in the linked meeting materials for each date.

- January 11, 2024 PC Study Session<sup>11</sup>: Land Use Policy Briefing #1 and Review of Land Use Capacity Analysis and Study Issues
- July 18, 2023 Joint City Council/PC Study Session<sup>12</sup>: K2044 Study Issues (all elements)
- June 22, 2023 PC Study Session<sup>13</sup>: Land Use Element Introduction

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>14</sup> and Land Use section<sup>15</sup>.

<sup>11</sup> <https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplateId=803>

<sup>12</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)

<sup>13</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>14</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update>

<sup>15</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update/People/Land-Use>

## Proposed Land Use Changes

Within the Council and PC-directed study issues for the Land Use Element update, 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 Supplemental Environmental Impact Statement (SEIS) as an Action Alternative, and the City's capacity analysis models the potential land use changes in the Action Alternative to demonstrate how much additional development capacity each change would add (discussed further in the subsection below).

The Action Alternative would include land use changes to accommodate additional development beyond the City's assigned 2044 growth targets. While these land use changes are not expected to generate additional housing and job growth beyond the established 2044 targets, we believe they have the potential to provide additional flexibility – particularly in the residential development market – to help ease the housing crisis on a local scale. 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 and shown on the exhibit that follows:

- 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 commercial 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.

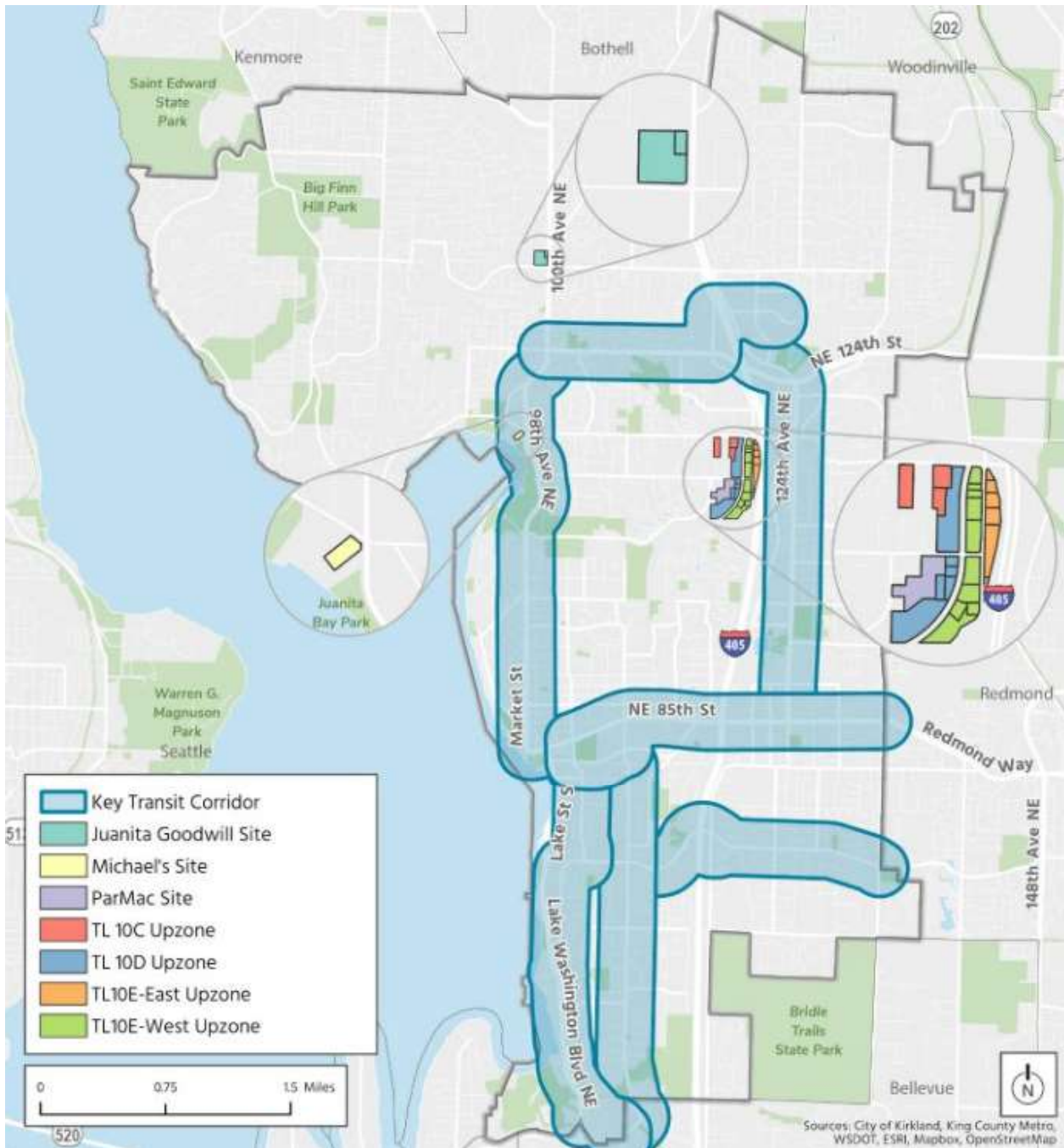


Figure 1: Potential Land Use Change Map

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 development, hopefully easing supply-side constraints. Staff will request the PC's final recommendation on the proposed land use changes after the related public hearing in May 2024, and Council will make a final policy decision with adoption of the updated Land Use

Element. Any land use changes moved forward by Council adoption would be reflected in the Plan by making changes to the Land Use Map within the Element that will designate the approximate intensity of land use for each respective area. Those changes would then be implemented through KZC amendments to determine the more specific appropriate development allowances (e.g., maximum height, structure mass); which is when the PC and Council would have opportunities to provide additional feedback into exactly how land use intensity increases occur throughout the City, and how they should be designed, transition into other areas, etc. This KZC amendment work is generally reserved on the adopted 2024-2026 Planning Work Program as beginning in 2025, and depending on the extent of changes necessary, may be broken into distinct projects and/or phased in a future work program.

### New State Density Requirements

Regardless of the above discussion of proposed land use changes, Kirkland will need to make land use changes to comply with the minimum residential density allowances required by Washington State House Bill (HB) 1110. The City is required to be fully compliant with HB 1110 before July 2025. While existing middle housing allowances in residential zones are nearly compliant with the requirements of HB 1110, by providing a pathway for properties to achieve up to 4 units on one parcel, additional amendments to the Kirkland Zoning Code (KZC) will be required before July 2025 to provide allowances for up to 6 units per parcel. The City will also need to reduce parking requirements near major transit stops and on smaller lots. Details on what components of HB 1110 the City's code does, and does not, currently comply with are provided on the City's "Effects of House Bill 1110 on Kirkland" webpage<sup>16</sup>.

### Capacity Analysis

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 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. The City's consultant recently completed a capacity analysis for two scenarios: one that models capacity if no changes are made to land use or zoning, and one that incorporates additional capacity added by the potential land use changes listed in the above subsection. The capacity analysis confirms that 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, equity, walkability, and other topics. The published capacity analysis memo<sup>17</sup> includes a summary of the potential capacity for each scenario.

### Key Themes for Land Use Element Amendments

There are several study issues and/or policy concepts that staff has explored through the update to the Land Use Element, as directed by PC and Council. In addition to the general key

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<sup>16</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Housing#section-6>

<sup>17</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-people/land-use/pdfs/k2044\\_capacityanalysismemo\\_final2024-03-26.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-people/land-use/pdfs/k2044_capacityanalysismemo_final2024-03-26.pdf)



themes for the Plan update, the draft revised Land Use goals and policies (see Attachment 3) incorporate amendments that specifically address the following study issues:

- Refining Citywide affordable housing requirements, including establishing 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;
- 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;
- 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 Accessory Dwelling Units (ADUs) and middle housing;
- 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; and
- 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.

#### Discussion Questions for Council and Planning Commission

1. Does Council and PC 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 Council and PC believe need to be incorporated into the draft goals and policies?
3. Do Council and PC have any questions about the completed land capacity analysis?

## **HOUSING ELEMENT**

Like many cities throughout Washington State, Kirkland's housing production has not kept pace with population growth. This has increased competition for existing housing, resulting in higher prices and increased demand for more housing and a wider variety of housing types. The Housing Element of the Comprehensive Plan establishes goals and policies to help the city meet evolving community needs for housing variety and affordability. Meeting the housing needs of all households at a range of income levels is integral to promoting health and well-being and creating a city that is livable for all residents, economically prosperous, and environmentally sustainable.

In response to current housing needs in Washington State, its counties and cities have identified and adopted housing targets. King County jurisdictions have adopted the current Countywide Planning Policies that encapsulate the housing targets for King County cities. Members of Kirkland's City Council and staff are members of the Growth Management Planning Council (GMPC), Affordable Housing Committee, and GMPC's Interjurisdictional Team and provided technical and policy support in the adoption of these policies and housing targets. The housing needs for each jurisdiction are organized by income bracket. Figure 2 shows Kirkland's housing needs, which also includes the type of housing needed to support this growth. The key takeaway here is that the overwhelming housing need over the next 20 years is for households making less than 50 percent of the Area Median Income. This deep level of affordability is also the most challenging housing to build without substantial public subsidies.

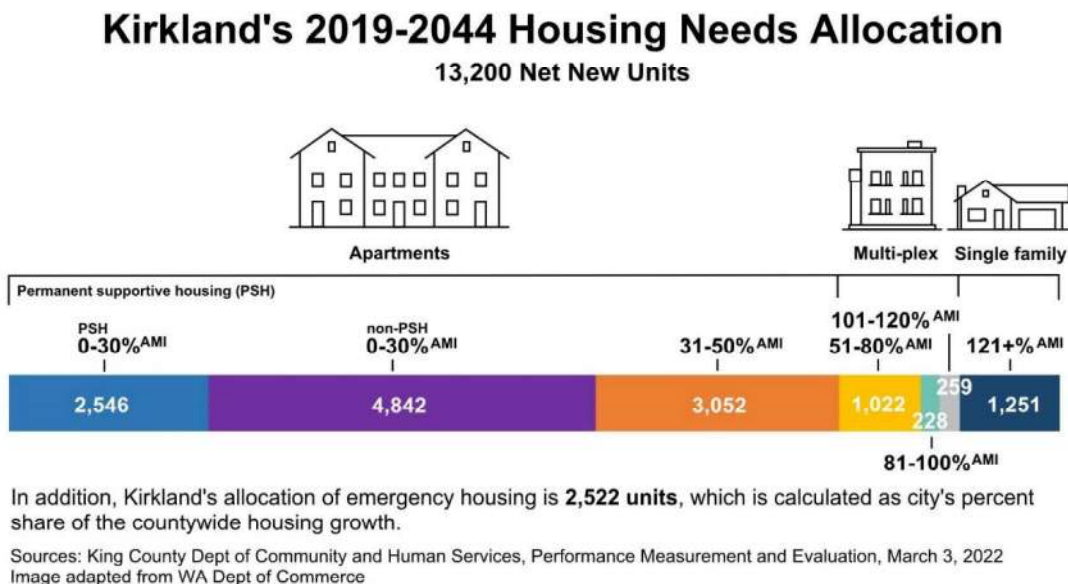


Figure 2: Kirkland's 2019 - 2044 Housing Needs

Staff has provided the PC and Council with briefings on the Housing Element at the below meetings. Details about the discussion topics for each meeting, summaries of community outreach and engagement activities related to Housing, and relevant attachments, can be accessed in the linked meeting materials for each date.

- September 28, 2024, PC Study Session<sup>18</sup>: Housing Element Update Introduction
- February 22, 2024, PC Study Session<sup>19</sup>: Housing Element Goals and Policies Update Briefing 1 – Supply
- March 5, 2024, Council Study Session<sup>20</sup>: Housing Element Goals and Policies Update Briefing 1 – Supply

<sup>18</sup> <https://kirklandwa.primegov.com/portal/item?id=150>

<sup>19</sup> <https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplateId=893>

<sup>20</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2024/march-5-2024/3b\\_study-session.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2024/march-5-2024/3b_study-session.pdf)

- March 28, 2024, PC Study Session<sup>21</sup>: Housing Element Goals and Policies Update Briefing 2 – Stability and Subsidy

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>22</sup> and Housing section<sup>23</sup>.

### Key Housing Element Policy Issues

There are several study issues and/or policy concepts that staff has explored through the update to the Housing Element, as directed by PC and Council. The draft revised Housing Element goals and policies (see Attachment 4) incorporate amendments that address many of the following study issues.

- Encourage more middle housing and other creative housing types in compliance with new State requirements;
- Update development standards and streamline the permitting process to stimulate the development of more housing that is affordable and meets the needs of residents;
- Encourage more housing near existing and planned future transit and build out 10-minute neighborhoods;
- Study implementing strategies that create and preserve affordable housing such as city-wide inclusionary zoning requirements, commercial linkage fees, and transfer of development rights;
- Consider policies to provide direct assistance to help low- and moderate-income households buy a first home; and
- Consider policies that address displacement of low- and moderate-income households through relocation assistance.

### Discussion Questions for Council and Planning Commission

1. Does Council and PC have any questions or feedback about any specific draft revisions to Housing goals or policies?
2. Are there any policy themes or concepts that Council and PC believe need to be incorporated into the draft goals and policies?

## **SUSTAINABILITY, CLIMATE, AND ENVIRONMENT (SCE) ELEMENT**

### Overview

The SCE Element guides and provides policy support for the City’s functional plans, initiatives, and programs. The policies and goals are designed to protect and enhance the natural environment, and to ensure that the built environment is designed to be sustainable. Climate emissions (e.g., greenhouse gas emissions), mitigation, adaptation and resilience are key

<sup>21</sup> <https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplatId=1109>

<sup>22</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update>

<sup>23</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update/People/Housing>

considerations in drafting policies to reduce carbon emissions. As Kirkland continues to grow and develop, the SCE Element can help Kirkland become more sustainable over time.

Sustainability is defined in the existing Element as “meeting our present needs while ensuring future generations have the ability to meet theirs”. This concept is woven throughout the SCE Element and it serves as a connecting theme among the sub-elements, similar to equity. Equity prioritizes underrepresented community members in Kirkland and aims to bring an equity lens to everything we do so that we bring along, engage and activate the entire community in the process. Similarly, sustainability is a theme in every Comprehensive Plan element.

The City’s Sustainability Strategic Plan (SSP) aims to harmonize many sustainability actions under one holistic plan with the intent of optimizing City and community activities to implement the SSP. However, the SCE Element provides strong and broad policy support for many of the City’s plans such as the SSP, Transportation Strategic Plan, Stormwater Plan and the Urban Forestry Strategic Plan. The goals in the SCE Element provide guidance to staff that can lead to future implementation actions not currently in the City’s functional plans and spur other program initiatives that span from City operations to community-wide efforts.

### SCE Element Study Issues

There are seven study issues and/or policy concepts that staff has explored through the update to the SCE Element. The list below of SCE study issues was confirmed by the PC and Council at a joint meeting in July 2023. The draft revised SCE goals and policies (see Attachment 5), 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.

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).

*Staff Response: City staff has engaged Puget Sound Energy (PSE) staff regarding issues related to grid integrity, electrification, and reducing energy use including fossil fuels. PSE, in collaboration with the City, has also advanced programs that promote solar energy production and increasing electric vehicle charging infrastructure. PSE made a presentation to City Council in February 2024 to address grid integrity and answer technical questions about loads and capacity and provide their opinion on what cities can be doing now as fossil fuels are beginning to be phased out, along with other issues. In general, PSE indicated that their advance planning activities will establish sufficient production and distribution capacity to accommodate electrification efforts occurring throughout the region.*

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.

*Staff Response: Revised Goal E-4 to include water use reduction and strengthened Policies E-4.4 and E-4.7 to help reinforce Goal E-4.*

3. Update policies related to installing charging stations for electric vehicles and e-bicycles at public facilities, parks, public rights-of-way (adjacent to sidewalks), along major transportation corridors, and near freeway entrances/exits.

*Staff Response: In addition to an item to update our electric vehicle regulations in the Planning Work Plan, there are three new supportive draft policies*

that have been created:

- *NEW Policy E-6.1: Promote energy efficiency, conservation methods, sustainable energy sources, electrifying the transportation system, and limiting vehicle miles traveled to reduce air pollution, greenhouse gas emissions, and consumption of fossil fuels to support state, regional, and local climate change goals.*
- *NEW Policy E-7.2: Provide support and financial assistance for priority populations so they are able to make and maintain the transition to clean energy and full electrification of homes, electric vehicles and charging infrastructure to ensure climate resilience to known, and flexibility to address, unknown impacts.*
- *NEW Policy E-7.3: Work with regional partners to leverage funding to help Kirkland electrify its homes, business, institutions, and all means of transportation to counteract climate impacts and unintended outcomes.*

4. Update climate policies that promote mitigating impacts related to climate change (for example: higher temperatures, more extreme-heat days and wildfire smoke days) – required by current King County Countywide Planning Policy and that supports Washington State legislation.

*Staff Response: There are numerous policies included in the draft policies that address this study issue and support the draft Goal E-5: Target net-zero emissions and decarbonization for the entire community by 2050 to greatly reduce the impacts of climate change.*

5. Update climate policies 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 King County Countywide Planning Policy and that supports Washington State legislation.

*Staff Response: A new draft Goal E-6 has been added: Promote, enhance and implement plans and actions that are responsive to climate change impacts to ensure equitable community resilience. In addition, multiple draft policies have been added to support this goal and a new draft sub-section has been created to address climate resilience.*

6. Incorporate many of the sustainability and environmental requirements from the NE 85<sup>th</sup> Street Station Area Plan (Comprehensive Plan Chapter XV.G) in the rest of the city (such as minimum threshold for high performance buildings, development standards such as the green factor, and other environmental policies).

*Staff Response: High performing buildings requirements feature prominently in the NE 85<sup>th</sup> Street Station Area Plan and there are several policies that address this issue such as E-4.1, E-4.2, E-4.3 and E-4.4.*

7. Preserve and enhance the tree canopy and other open spaces to reduce carbon emissions.

*Staff Response: Draft Goal E-2 addresses this, along with several other policies such as policy E-2.1 and E-2.3.*

### Draft Revised SCE Goals and Policies

Staff is requesting Council and PC feedback on draft revisions to the SCE goals and policies. These goals and policies have been presented to the Planning Commission most recently on February 8, 2024 and feedback from that meeting has been incorporated into the current draft of goals and policies. Attachment 5 includes a list of all existing SCE goals, policies, figures, and tables and provides a side-by-side comparison of the existing text with proposed text amendments to-date.

### Key Changes in Draft Goals and Policies

The most notable change that is in the draft elements goals and policies is the inclusion of mitigation, adaptation and resilience principles in response to climate impacts. The SCE element is well positioned to comply now with future required updates pertaining to climate legislation (e.g., House Bill (HB) 1181).

### Discussion Questions for Council and Planning Commission

1. Based on our latest greenhouse gas emissions report, do Council and PC feel that the climate policies shown in the goal and policy matrix are strong enough to achieve our upcoming goal of a 50% reduction by 2030? Are there any suggestions that could enhance the proposed draft climate policies or goals?
2. Are there any other areas in the SCE Element draft goals and policies that Council and PC would like to emphasize or provide feedback to consider?

## **EQUITY AND CONSISTENCY REVIEW OF COMPREHENSIVE PLAN**

In addition to updating all the elements of the Comprehensive Plan to better manage growth and promote livability over the next 20 years, staff has also been undertaking an equity and consistency review of the entire Plan, with a special focus on the Neighborhood Plans. The goals of this objective are to ensure that principles of equity are integrated into the Plan and that all elements are reflective of Citywide goals. The following discussion uses Neighborhood Plans to illustrate how this work is being conducted.

### Background: Juanita and Kingsgate Neighborhood Plan Updates

Because the Juanita and Kingsgate Neighborhood Plan update process has been reviewed with both PC and Council at length, the suggested focus of the May 3, 2024 Workshop with Council and PC will be to review and discuss the general amendments proposed for the other 13 neighborhood and subarea plans within the Comprehensive Plan. What follows below is a summary of the process involved in updating the Juanita and Kingsgate Plans, just for reference.

A key project on the 2023-2025 Planning Work Program (PWP), and extending into the 2024-2026 PWP, is updating the existing Juanita<sup>24</sup> and Kingsgate<sup>25</sup> Neighborhood Plan chapters of

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<sup>24</sup> <https://www.codepublishing.com/WA/Kirkland/html/KirklandCP15J/KirklandCP15J.html>

<sup>25</sup> <https://www.codepublishing.com/WA/Kirkland/html/KirklandCP15O/KirklandCP15O.html>

the Comprehensive Plan. At their August 24, 2023 meeting<sup>26</sup>, the PC was briefed on the scope of work for updating the two Plans, using the Neighborhood Plan Framework process document as a guide. At their January 25, 2024 meeting<sup>27</sup>, staff briefed the PC on the outreach findings from the Juanita and Kingsgate Neighborhood Plan update processes and the PC provided input on the drafted vision statements, community-initiated land use change requests, and general policy direction for each Neighborhood Plan. At the February 20, 2024 City Council meeting<sup>28</sup>, Council was briefed on the same topics and provided staff with recommended policy direction and Vision Statement edits.

At their April 11, 2024 meeting<sup>29</sup>, PC reviewed staff's draft policy revisions and provided valuable input on policies pertaining to the Neighborhood Centers, the land use change requests from the community, multimodal connectivity, and recognized the interdependent relationship between land use policies and transportation policies. Staff will be working to implement feedback from PC into an updated draft of policy revisions ahead of the public hearing.

### Background: General Neighborhood Plan Amendments

As part of the K2044 update, staff will be proposing amendments to each neighborhood plan to ensure each plan is aligned with current values and guiding principles for the City. Planned revisions can be thought of in the domains of equity, consistency, and efficiency. The in-depth review and update of the Juanita and Kingsgate Neighborhood Plans will also encompass these same types of edits. Community members will have an opportunity to review and comment on the drafted neighborhood plans before adoption as part of the Planning Commission public hearing, and the City of Kirkland Neighborhood Planning project webpage<sup>30</sup> has been updated to inform the community about these changes.

### *Equity*

In partnership with the City of Kirkland, a consultant project team, led by ECONorthwest, conducted a review of equity related gaps in its existing Comprehensive Plan and published the 2022 City of Kirkland Comprehensive Plan Equity Review and Engagement Program<sup>31</sup>. This analysis helped inform the City's update to the entire Comprehensive Plan, pursuant to the Washington State Growth Management Act. The overarching purpose of the Equity Review Report is to support Kirkland's equitable planning efforts. The 2044 Comprehensive Plan update process includes these revisions in all elements of the Plan. Examples of these edits can be found in Attachment 6, within Table 1.

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<sup>26</sup><https://kirklandwa.primegov.com/Public/CompiledDocument?meetingTemplateId=439&compileOutputType=1>

<sup>27</sup><https://kirklandwa.primegov.com/Public/CompiledDocument?meetingTemplateId=811&compileOutputType=1>

<sup>28</sup>[https://www.kirklandwa.gov/files/sharedassets/public/v/3/city-council/agenda-documents/2024/february-20-2024/9d\\_business.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/3/city-council/agenda-documents/2024/february-20-2024/9d_business.pdf)

<sup>29</sup><https://kirklandwa.primegov.com/Public/CompiledDocument?meetingTemplateId=1201&compileOutputType=1>

<sup>30</sup><https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Neighborhood-Planning>

<sup>31</sup><https://www.kirklandwa.gov/files/sharedassets/public/planning-amp-building/kirkland-2044-comp-plan/equity-review-report-kirkland-comprehensive-plan-econorthwest-final20221108.pdf>

### *Consistency*

The Neighborhood Plan Update Framework document<sup>32</sup> was created in 2018 and provides the scope of work, planning steps, questions to consider, plan outline, public outreach plan, and schedule for the process of updating neighborhood plans. The document is intended to help structure the formulation of neighborhood plans to make them more streamlined while still benefitting from strong public input that reflects the community's vision. This framework also seeks to outline an update process that is consistent and implements Comprehensive Plan Implementation Strategy NP.4 to:

*“Develop a comprehensive template for future neighborhood plans that provides a framework for policies addressing the possible range of issues unique to each neighborhood, recognizing that not all template items will be applicable to all neighborhoods. The intent is to make the neighborhood plans concise and streamlined.”*

Examples of these edits include updates to plan section headings, maps within the plans, colors and formatting consistent with direction in the Neighborhood Plan Update Framework document.

All the neighborhood plans were updated as part of the 2015 Comprehensive Plan Update, and then the plans received a more detailed update in the last several years. Nevertheless, some existing neighborhood plans do not reflect new information, terminology, titles, existing conditions, or Citywide objectives. Staff is making updates to these areas of each plan where feasible. A portion of this type of editing will include adding preface text to each neighborhood's Vision Statement to describe the purpose and intent of the statements as a description of the character and qualities of the subject neighborhood at a future time when the goals and policy direction expressed in the neighborhood plan are realized. Examples of these edits can be found in Attachment 6, within Table 2.

### *Efficiency*

Because the Neighborhood Plans and Comprehensive Plan are not utilized as a regulatory standards document (i.e., the KZC contains specific development standards for all properties in the City), staff will be seeking to remove language in policies or narrative text that includes development standard-level verbiage (e.g., maximum densities, design standards) which provide direction already supported by the current KZC<sup>33</sup> or adopted design guidelines. This updated approach furthers the objective of shortening the length of the neighborhood plans and making them more concise, and therefore more accessible for the general public to understand and easier to update. See Attachment 6, Table 3 for various examples of these types of efficiency edits that will be made across all neighborhood plans.

To highlight the rich history of Kirkland, and also to make it more inclusive and representative of the broader community, the 2044 Comprehensive Plan update will include the assemblance and transfer of all general citywide Historical Contexts, currently distributed throughout various elements and chapters and within the Kirkland Native History document<sup>34</sup>, into an Appendix to the Comprehensive Plan. All neighborhood-specific historical context will remain within their respective Neighborhood Plan. Using a grant from the Department of Commerce, the City has hired Lorraine McConaghy – a local historian – to help draft the unified history and to help

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<sup>32</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/3/planning-amp-building/neighborhood-plan-updates/juanita-kingsgate-2023-neighborhood-plan-framework\\_final\\_wattachments\\_09072023.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/3/planning-amp-building/neighborhood-plan-updates/juanita-kingsgate-2023-neighborhood-plan-framework_final_wattachments_09072023.pdf)

<sup>33</sup> <https://www.codepublishing.com/WA/Kirkland/?html/KirklandZNT.html>

<sup>34</sup> <https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-managers-office/kirkland-native-history-document.pdf>



integrate historical events and themes that are reflective of the diverse community we live in.

### *Other*

As has been discussed in previous Council and Planning Commission presentations over the past year, staff will also be studying increasing capacity along the city's major transit routes, which is being analyzed as part of the Land Use Element update. Staff will analyze the neighborhood plans of any areas affected and assess policies for consistency with this study and the subsequent findings.

### Neighborhood Plan Update Process Change

The 2024-2026 PWP transitions the neighborhood planning process to the new approach introduced at several meetings as part of the 2044 Comprehensive Plan Update. Under the new process, all neighborhood plans would receive a comprehensive update with each 10-year major Comprehensive Plan Update, and individual neighborhood plans would be updated as needed during any annual Comprehensive Plan Update. Staff is working with the Kirkland Alliance of Neighborhoods (KAN) and other groups to address concerns regarding the specific process under which individuals or community groups can request updates to the plans, and desired staff assistance in the neighborhood planning process. This new approach would not go into effect until 2025, after adoption of the Kingsgate and Juanita Neighborhood Plans, leaving substantial time for coordination with KAN and other interested parties.

### Discussion Questions for Council and Planning Commission

1. Does Council or PC have any questions or comments on the general neighborhood plan amendments as proposed?

### **OTHER ELEMENTS DRAFT GOALS AND POLICIES**

To view the draft goals and policies for other Elements not highlighted for discussion during the workshop, please see the following links from the City's K2044 Comprehensive Plan webpage<sup>35</sup>. There will be a brief time at the end of the workshop for comments and questions on these Elements.

- Introduction Chapter - Citywide General goals and policies<sup>36</sup>
- Human Services Element<sup>37</sup>
- Parks, Recreation, and Open Space Element<sup>38</sup>
- Economic Development Element<sup>39</sup>

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<sup>35</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update>

<sup>36</sup> <https://www.kirklandwa.gov/files/sharedassets/public/v/2/planning-amp-building/kirkland-2044-comp-plan/k2044-basics/pdfs/citywide-general-goals-and-policies-draft-march-2024.pdf>

<sup>37</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-people/human-services/pdfs/v.2\\_humanservicesdraftgoalspolicies.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-people/human-services/pdfs/v.2_humanservicesdraftgoalspolicies.pdf)

<sup>38</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-people/parks-rec-open-spaces/pdfs/v.2\\_parks-element-draft-goals-policies.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-people/parks-rec-open-spaces/pdfs/v.2_parks-element-draft-goals-policies.pdf)

<sup>39</sup> <https://www.kirklandwa.gov/files/sharedassets/public/v/2/planning-amp-building/kirkland-2044-comp-plan/k2044-community-amp-commerce/economic-development/pdfs/2044-economic-development-element-draft-goals-and-policies.pdf>

- Utilities Element<sup>40</sup>
- Public Services Element<sup>41</sup>
- Capital Facilities Element<sup>42</sup>
- Transportation Strategic Plan update webpage<sup>43</sup> (This will inform the in-progress Transportation Element)

## SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

Environmental review pursuant to the State Environmental Policy Act (SEPA) is required for Comprehensive Plan Updates and is intended to help identify likely environmental impacts so that Council can be informed of such impacts before deciding whether to adopt the Plan. At a high level, the K2044 Update is intended to be self-mitigating for environmental impacts in that its policies would manage growth in a way that promotes housing affordability, economic justice and access, mobility, sustainability, and livability. However, staff elected to prepare a Supplemental Environmental Impact Statement (SEIS) pursuant to RCW 43.21C.030 (2)(c)<sup>44</sup> in order to provide a comprehensive assessment of the Comprehensive Plan's environmental impacts, including its many beneficial impacts compared to what would result under the existing Plan. On October 18, 2023, a combined Determination of Significance and Scoping Notice was issued inviting tribes, agencies, and members of the public to submit comments on what should be evaluated in the SEIS for the 2044 Comprehensive Plan (including Transportation Strategic Plan) update. The City of Kirkland received seven scoping comment emails (available on the K2044 webpage).

Staff and Parametrix consultants are in the process of preparing the Draft SEIS due to be available for public review and comment at the June 27, 2024, public hearing. The draft SEIS analyzes two alternatives: 1) Existing Plan Alternative (continuation of the existing 2035 Comprehensive Plan and current zoning regulations (includes NE 85<sup>th</sup> Street Station Area Planned and Planned Action)) and 2) a Growth Alternative that would allow greater residential and commercial density along frequent transit corridors; implementation of regulations to encourage an increase in affordable and market rate housing citywide; State mandated middle housing requirements; the proposed Community Amendment Requests for land use changes; and all of the other policies outlined in this memo and elsewhere that would promote broad Citywide goals related to housing affordability, sustainability, equity, and other topics. Both Alternatives can accommodate Kirkland's assigned growth targets for 2044.

After the Draft SEIS comment period has elapsed, the City will prepare and issue the Final SEIS. This Final SEIS will address comments received during the Draft SEIS comment period and may include additional information and input received from agencies, tribes, community organizations, and the public regarding the proposal. The Final SEIS may include modified

<sup>40</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-transportation-amp-infrastructure/utilities/pdfs/v.2\\_utilitieselementdraftgoalspolicies.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-transportation-amp-infrastructure/utilities/pdfs/v.2_utilitieselementdraftgoalspolicies.pdf)

<sup>41</sup> <https://www.kirklandwa.gov/files/sharedassets/public/v/2/planning-amp-building/kirkland-2044-comp-plan/k2044-people/public-services/pdfs/publicserviceselementdraftgoalspolicies.pdf>

<sup>42</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-transportation-amp-infrastructure/capital-facilities/pdfs/capital-facilities-element-draft-goals-and-policies\\_april-2024.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-transportation-amp-infrastructure/capital-facilities/pdfs/capital-facilities-element-draft-goals-and-policies_april-2024.pdf)

<sup>43</sup> <https://www.kirklandwa.gov/Government/Departments/Public-Works-Department/Transportation/Plans-and-Studies-Transportation-Division/Transportation-Strategic-Plan>

<sup>44</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=43.21C.030>

alternatives or identify a preferred alternative and will inform the legislative process for adoption of the Kirkland 2044 Comprehensive Plan.

## **NEXT STEPS**

With Council and PC feedback on the questions posed above, staff will continue to refine the draft goal and policy amendments. The PC will hold multiple public hearings on the Plan updates on May 9, 2024, May 23, 2024, June 27, 2023, and on September 26, 2024 for Housing and the Appendix items, which will include the Community Profile, Housing Needs Assessment, and unified history narrative. Open houses will be held prior to each hearing to answer questions from the public.

Following the public hearings, the PC will make a recommendation to Council. Still to be scheduled is a joint study session in Fall for the PC to present their recommendation to Council prior to final adoption before the end of 2024, the State-mandated deadline for adoption.

## **ATTACHMENTS**

1. Draft Vision Statement
2. Draft Guiding Principles
3. Land Use Element Draft Goals and Policies
4. Housing Element Draft Goals and Policies
5. Sustainability, Climate, and Environment (SCE) Element Draft Goals and Policies
6. General Neighborhood Plan Amendment examples

**Kirkland 2044 Comprehensive Plan Vision Statement- final draft**  
*(Includes PC revision on 1/11/2024; CC revisions on 3/5/2024)*

*For May 3, 2024, PC-CC Workshop*

Kirkland is a vibrant and welcoming place to live, work, play, and visit. Safe, walkable, bikeable, and friendly, the entire community is connected to each other, as well as to schools, parks, our scenic waterfront, and thriving commercial centers that provide jobs and services.

Kirkland is a place where all people are welcome and valued and feel that they belong. We are dedicated to protecting, encouraging, and celebrating diversity and inclusion, and we combat racism and discrimination. We honor our rich heritage, including the First People who have reserved treaty rights and have lived here since time immemorial, while embracing our future.

Kirkland is a community that is connected by local and regional transit services, new innovative modes of travel, and extensive walk and bike routes. Jobs, services, and housing are clustered around transit routes and trails, creating a connected, equitable, and walkable network that enables people of all abilities to move about the community. Neighborhoods have diverse housing to accommodate residents in every stage of life.

Kirkland is innovative and economically resilient, providing public services and capital infrastructure that accommodate growth, provide opportunities for the community to connect and help each other, and promote sustainability.

Kirkland is a sustainable city that preserves and enhances our natural and built environment for our enjoyment and for future generations. The city is filled with green roofs, community gardens, tree lined streets, daylighted streams, stormwater swales, and connected parks and open spaces that make Kirkland more resilient and livable in the face of climate change.

Current adopted Vision Statement - 2015

Kirkland is one of the most livable cities in America. We are a vibrant, attractive, green, and welcoming place to live, work and play. Civic engagement, innovation and diversity are highly valued. We are respectful, fair, and inclusive. We honor our rich heritage while embracing the future. Safe, walkable, bikeable, and friendly neighborhoods are connected to each other and to thriving mixed use activity centers, schools, parks and our scenic waterfront. Convenient transit service provides a viable alternative to driving. Diverse and affordable housing is available throughout the city. Kirkland strives to be a model, sustainable city that values preserving and enhancing our natural environment for our enjoyment and future generations.

## **2044 Kirkland Comprehensive Plan Guiding Principles**

*Proposed revised for K2044 Comprehensive Plan Update*

*(Includes Planning Commission edits from 1/11/2024; City Council edits from 3/5/2024)*

*Draft for May 3, 2024, joint PC-CC workshop*

The revised Guiding Principles express the fundamental goals for guiding growth and development in Kirkland over the 20-year horizon of the Comprehensive Plan. They are based on the aspirations and values embodied in the Vision Statement. The Principles address a wide range of topics and form the foundation of the goals and policies contained in the elements of the Comprehensive Plan. They strive to make Kirkland in 2044 an inclusive, sustainable, vibrant, and inviting place to live, work, visit, and operate a business. Although the Guiding Principles broadly apply to all Comprehensive Plan elements, some of the principles are more applicable to certain elements than others.

### **LIVABLE AND WELCOMING**

Promote a high **quality of life**, exemplified by a safe, accessible, affordable, and well-designed community planned for people of all abilities, with convenient access to parks, open space, recreational facilities, the waterfront, community gathering places, excellent schools, effective public transit, an abundance of housing options, jobs, and local services.

Foster an **inclusive and equitable community** where people of all income groups, stages of life, and life experiences can thrive in Kirkland and feel that they are valued and belong.

### **SUSTAINABLE AND RESILIENT**

Protect and **enhance natural environmental systems**, including forest land, lakes, wetlands, and streams; integrate green infrastructure into urban environments; achieve resilience and adaptation to climate change impacts; and seek to empower the community to protect the environment through sustainable actions and the values of environmental justice.

Support a vibrant **economy that is prosperous and resilient**, that provides access to opportunity for all people, provides needed infrastructure, and uses technology responsibly.

Ensure that City growth and services are **fiscally sustainable**.

Provide and develop collaborations with other partners to provide **health and human services** that fulfill the basic needs of all people in the city.

Create a more **resilient community** that can withstand and prosper after natural, human, and economic disruptions, and adapts to climate change.

### **CONNECTED AND INCLUSIVE**

Build an **inclusive community** by engaging people in government, schools, community gathering spaces, civic events, and volunteer activities to create a sense of belonging and provide pathways for opportunity.

Create an accessible **multimodal transportation system** for users of all abilities, with a safe, effective, well-maintained, and extensive systems of roads, routes for bicycles and other non-motorized vehicles, pedestrian paths, and transit corridors for all people that connect housing, jobs and services, parks, schools, and the region.

Support **appropriate technologies** that connect, inform, and involve residents, businesses, and visitors.

### Existing 2035 Guiding Principles

#### Livable

Quality of life: safe and well- maintained neighborhoods with convenient access to parks, recreational facilities, the waterfront, community gathering places, excellent schools, and nearby services.

Diverse and Affordable: neighborhoods containing homes and businesses for a variety of incomes, ages and life- styles.

Community Design: High quality and attractive architectural design and landscaping, and preservation of historic buildings and sites.

#### Sustainable

Ecological: natural systems and built structures that protect and enhance habitats, create a healthy environment, address climate change and promote energy efficiency.

Economic: a vibrant economy offering choices in living wage jobs, businesses, services, and entertainment throughout the community.

Social: social and health services, that fulfill the basic needs of all people without regards to age, income, race, age, gender, or ability.

#### Connected

Sense of Community: community involvement in government, schools, civic events, and volunteer activities creating a sense of belonging through shared values.

Accessible: safe, well maintained and extensive systems of roads, bicycle routes, pedestrian paths, and transit corridors for all users that interconnect neighborhoods, and connect to the region.

Technology: reliable, efficient, and complete systems for residents and businesses to be connected, informed, and involved.

Land Use Element Goal and Policy Updates				
(V.1 highlighted policies (in blue) were suggested for Planning Commission focus at the Land Use Element Policy Briefing #1, January 2024. V.2 highlighted policies(in yellow) are suggested for Council/PC focus at the May 3, 2024 Workshop.)				
Deleted text shown in strikethrough. Added text shown in underline.				
EXISTING LAND USE ELEMENT GOALS AND POLICIES	PROPOSED GOAL AND POLICY REVISIONS [v.1]	PROPOSED GOAL AND POLICY REVISIONS [v.2] (Edits based on January and March 2024 PC feedback, staff consistency notes from other Elements, and March 2024 Council feedback on Housing policies)	STAFF NOTES	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.	<i>No change from v.1.</i>	Revise to 2019 existing land use.	State Growth Management Act (GMA)
<i>No table number</i>	Table LU-2: 2044 Growth Targets.	<i>No change from v.1.</i>	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	<del>New Table LU-2_3:</del> Residential Densities and Comparable Zones	<i>No change from v.1.</i>		State (GMA)
<b>Fig. LU-1.</b> Comprehensive Land Use Map.	New Fig. LU-1: Comprehensive Land Use Map	<i>No change from v.1.</i>	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: •An orderly pattern of land use; •A balanced and complete community; •Maintenance and improvement of the City's existing character; and •Protection of environmentally sensitive areas.	<b>Goal LU-1:</b> <u>Guide</u> Manage community growth and redevelopment to ensure: •An <del>orderly</del> pattern of land use <u>that accommodates growth and promotes a welcoming, connected, and sustainable community;</u> •An <del>accessible balanced</del> and complete community with <u>ample housing and employment opportunities;</u> • <u>Support of the City's 2044 Vision</u> Maintenance and improvement of the City's existing character; and •Protection of environmentally sensitive areas.	<b>Goal LU-1:</b> <u>Guide</u> Manage community growth and redevelopment to ensure: •An <del>orderly</del> pattern of land use <u>that accommodates growth and promotes an equitable, welcoming, connected, and sustainable community;</u> •An <u>accessible balanced, healthy,</u> and complete community with <u>ample housing and employment opportunities;</u> • <u>Support of the City's 2044 Vision</u> Maintenance and improvement of the City's existing character; • <u>Transparent and efficient permitting processes for all types of development;</u> and • <u>Protection of environmentally sensitive areas.</u>	V.1: Removing references to ambiguous phrases such as "community character" and incorporates Kirkland 2044 Vision Statement phrasing.  V.2: Adding "equitable and healthy" into goals; adding language about efficient permit review and development environment to goal per PC comment.	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-1.1:</b> Maintain clear, <del>and</del> predictable, <u>and objective</u> development regulations that are <u>easy to understand and</u> consistent with City goals and policies.	V.2: Added "objective" to development regulations per PC comments.	

Land Use Element Goal and Policy Updates				
(V.1 highlighted policies (in blue) were suggested for Planning Commission focus at the Land Use Element Policy Briefing #1, January 2024. V.2 highlighted policies(in yellow) are suggested for Council/PC focus at the May 3, 2024 Workshop.) Deleted text shown in strikethrough. Added text shown in underline.				
EXISTING LAND USE ELEMENT GOALS AND POLICIES	PROPOSED GOAL AND POLICY REVISIONS [v.1]	PROPOSED GOAL AND POLICY REVISIONS [v.2] (Edits based on January and March 2024 PC feedback, staff consistency notes from other Elements, and March 2024 Council feedback on Housing policies)	STAFF NOTES	REVISION REQUIRED PER: (State, Regional, County, Equity Review etc.)
Policy LU-1.2: 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.	Policy LU-1.2: <del>Maintain</del> <u>Create</u> 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>	Policy LU-1.2: <del>Maintain</del> <u>Create</u> logical boundaries between land use districts that take into account considerations such <u>as the complementary nature of land uses</u> , existing and planned land uses, access, property lines, topographic conditions, and natural features.	V.2: Moved section about condensing zones into new Policy LU-1.3 to avoid redundancy, and added reference to cohesiveness across zones per PC comments.	Per PC/City Council study issue for Land Use Element.
No existing policy.	New Policy LU-1.#: <u>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.</u>	New Policy LU-1.3: <u>Identify opportunities to simplify development standards in zoning districts by completing actions including, but not limited to:</u> <ul style="list-style-type: none"> <li>• <u>Consolidating the number of individual zones into related and simplified groups based on existing conditions and planning objectives (e.g., consolidating existing lower density residential zones such as RS, RSX, and RSA into a single zone type);</u></li> <li>• <u>Renaming zones to better describe the allowed mix of uses therein;</u></li> <li>• <u>Reducing zones that only apply to a limited number of parcels; and</u></li> <li>• <u>Standardizing development standards across similar zones.</u></li> </ul>	V.2: Revised format; revised language related to condensing zones; added bullet point about reducing small zones that only apply to limited areas per PC comments.	Per PC/City Council study issue for Land Use Element.
Policy LU-1.3: Encourage attractive site and building design that is compatible in scale and in character with existing or planned development.	Policy LU-1.3: Encourage <del>attractive</del> <u>attractive</u> site and building design that <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</del> <u>in scale between areas with varying allowed heights and in character with existing or planned development.</u>	Policy LU-1. <del>3</del> <u>4</u> : Encourage <del>attractive</del> <u>attractive</u> site and building design that <u>promotes valued community characteristics such as pedestrian activation, high quality materials, publicly accessible and welcoming spaces, and transition strategies that bridge</u> <del>is compatible</del> <u>in scales between areas with varying land use intensities and in character with existing or planned development.</u>	V.2: Revised language related to transition strategies.	



Land Use Element Goal and Policy Updates				
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EXISTING LAND USE ELEMENT GOALS AND POLICIES	PROPOSED GOAL AND POLICY REVISIONS [v.1]	PROPOSED GOAL AND POLICY REVISIONS [v.2] (Edits based on January and March 2024 PC feedback, staff consistency notes from other Elements, and March 2024 Council feedback on Housing policies)	STAFF NOTES	REVISION REQUIRED PER: (State, Regional, County, Equity Review etc.)
<b>Policy LU-1.4:</b> Create effective transitions between different land uses.	<del>Policy LU-1.4: Create effective transitions between different land uses.</del>	<del>Removed.</del>	Consider removing in lieu of revised Policy LU-1.3.	
<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.	<b>Policy LU-1.5:</b> 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>	No change from v.1.		
<b>Goal LU-2:</b> Promote a compact, efficient, and sustainable land use pattern in Kirkland that: <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>	<b>Goal LU-2:</b> Promote a compact, efficient, and sustainable land use pattern in Kirkland that: <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 Kirkland's share of the regionally adopted population and employment targets;</u></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>	<b>Goal LU-2:</b> Promote a compact, efficient, and sustainable land use pattern in Kirkland that: <ul style="list-style-type: none"> <li>•Supports a multimodal transportation system that efficiently moves people and goods, <u>and connects neighborhoods within the City;</u></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 Kirkland's share of the regionally adopted population and employment targets;</u></li> <li>• <u>Preserves cultural resources and supports new identified cultural resources; 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; renters; and communities with language access needs.</u></li> </ul>	V.1: Incorporates King County Equity policies and explicitly recognizes historically underserved communities; adds suggested reference to cultural resources per Comprehensive Plan Equity Review.  V.2: Added "renters" to last bullet and more language about connectivity per PC comments.	King County Countywide Planning Policies; Equity Review

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<b>Policy LU-2.1:</b> Support a range of development densities in Kirkland, recognizing environmental constraints and community character.	<b>Policy LU-2.1:</b> Support a range of development <del>densities intensities</del> in Kirkland, recognizing environmental constraints <u>while enabling development to accommodate growth and community character.</u>	<b>Policy LU-2.1:</b> Support a range of development <del>densities intensities</del> in Kirkland <u>that enables development to accommodate growth and supports equitable access to housing and jobs,</u> while recognizing environmental constraints <del>and community character.</del>	V.1: Removing references to ambiguous phrases such as "community character."  V.2: Staff suggested edits.	Equity Review
<b>Policy LU-2.2:</b> Facilitate infill development and encourage redevelopment of underutilized land.	<i>No change</i>	No change from v.1.		
<b>Policy LU-2.3:</b> Ensure an adequate supply of housing units and commercial floorspace to meet the required growth targets.	<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>	No change from v.1.	Adds additional consideration of meeting Kirkland's Vision to recognize that planning considers smart growth principles beyond the required growth targets.	
<b>Table LU-3:</b> Comparison of Growth Targets and Available Capacity.	New Table LU- <del>3</del> <u>4</u> : Comparison of Growth Targets and Available Capacity.	No change from v.1.	Final capacity analysis pending (12/30/2023)	State GMA
<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 and provide access to opportunities for safe and convenient physical activity and social connectivity.</u> <del>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.</del>	No change from v.1.	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 mobility;</u> transportation choices; <del>and</del> convenient access to <u>schools, parks, goods and services;</u> <u>and reducing Vehicle Miles Traveled (VMT).</u>	<b>Goal LU-3:</b> Provide a land use pattern and <u>connected</u> transportation network that; promotes <u>multi-modal safety and mobility;</u> <u>reduces Vehicle Miles Traveled (VMT) per capita;</u> <u>provides</u> transportation choices; <u>and supports</u> convenient access to <u>schools, parks, goods and services.</u>	V.1: Updated to link with specific Sustainability Master Plan action to reduce VMT.  V.2: Revised VMT language per PC comment.	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.	Policy LU-3.1: Create and maintain neighborhoods that allow residents and employees of <u>all abilities to use active transportation to travel to walk or bicycle</u> to places that meet their daily needs.	No change from v.1.	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.	Policy LU-3.2: Encourage residential development, <u>including affordable housing,</u> within commercial areas.	<b>Policy LU-3.2:</b> <del>Encourage residential development within commercial areas.</del> <u>Focus the development of higher intensity residential uses, including affordable housing, in areas that have commercial services, parks and open space, and good access to schools and quality transit service in order to support access to opportunity.</u>	V.2: Revised policy per staff suggestion, and refined to include PC suggestion to add more components of healthy communities (e.g., parks, schools) to policy.	

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Deleted text shown in strikethrough. Added text shown in underline.				
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<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, shops,</u> and services at or near the park and ride lots.	<b>Policy LU-3.3:</b> Encourage housing, offices, <u>community facilities, shops,</u> and services at or near <del>the</del> park and ride lots <u>and other transit facilities.</u>	V.2: Revised based on PC and Council discussion.	
<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.	No change from v.1.		
<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>	No change from v.1.		
<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-3.6:</b> Incorporate features in new development projects that <del>support</del> <u>promote transportation choices</u> transit and non-motorized modes.	V.2: Revised per staff suggestion.	
<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>	<b>Policy LU-3.7:</b> <u>Pursue</u> <del>Consider</del> reducing or removing minimum vehicle parking requirements <del>in the Zoning Code</del> in: walkable areas with convenient shops, services and good transit service; <u>and for residential uses, including low-density, middle-housing, and stacked dwelling unit housing types.</u>	V.2: Revised to strengthen policy direction per PC comment; combined with v.1 Policy LU-3.A related to parking requirements in residential zones.	Consistent with PC/City Council study issue for Land Use Element.
<i>No existing policy.</i>	<i>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.</i>	<i>Removed (combined with LU-3.7).</i>	V.2: Combined with revised Policy LU-3.7.	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>	No change from v.1.		
<b>Policy LU-3.9:</b> Encourage vehicular and nonmotorized connectivity.	<b>Policy LU-3.9:</b> Encourage vehicular and nonmotorized <u>active transportation</u> connectivity, <u>while prioritizing network improvements that will contribute to reducing the City's Vehicle Miles Traveled (VMT).</u>	<b>Policy LU-3.9:</b> Encourage vehicular and nonmotorized <u>active transportation</u> connectivity, <u>including through new mid-block connections, while prioritizing network improvements that will contribute to reducing the City's Vehicle Miles Traveled (VMT).</u>	V.1: Updated to link with specific Sustainability Strategic Plan action to reduce VMT, and including explicit reference to "active transportation."  V.2: Added mention of mid-block connections; moved from elsewhere in element because better fit here.	Sustainability Strategic Plan; Equity Review

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<b>Goal LU-4:</b> Protect and enhance the character and quality of residential neighborhoods while accommodating the City's growth targets.	<del>Goal LU-4: Protect and enhance the character and quality of residential neighborhoods while accommodating the City's growth targets. Enhance opportunities for residential growth citywide, including infill development in lower-density residential areas, while accommodating the City's growth targets and enabling production of housing options for people of all income levels.</del>	<b>Goal LU-4:</b> <u>Protect and enhance the character and quality of residential neighborhoods while accommodating the City's growth targets. Enhance opportunities for residential growth citywide, including infill development in lower-intensity residential areas, while accommodating the City's growth targets and enabling production of housing options for people of all income levels that are widely distributed throughout all neighborhoods.</u>	V.2: Language revised in goal and policies to incorporate Environmental Justice lens per PC comment.	
<b>Policy LU-4.1:</b> Maintain and enhance the character of Kirkland's residential areas.	Policy LU-4.1: 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>	Policy LU-4.1: Maintain and enhance <u>the community's vision for safe and welcoming neighborhoods that are well-connected to each other via all modes of travel.</u> <del>the character of Kirkland's residential areas.</del>	V.1: Remove ambiguous phrasing such as "character" and replace with more specific values for neighborhoods.  V.2: Revised per PC and Council discussion.	Equity Review
<i>No existing policy.</i>	New. <b>Policy LU-4.2:</b> <u>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 simplify future Zoning Code amendments; standardizing development standards across low-density residential zones, etc.</u>	No change from v.1.	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.
<i>No existing policy.</i>	New. <b>Policy LU-4.3:</b> <u>Establish a new minimum lot size, applied throughout residential zones, that would allow for the construction of a minimum 1,200-square-foot house to support affordability and housing supply objectives.</u>	New. <b>Policy LU-4.3:</b> <u>Establish a new, reduced minimum lot size applied throughout residential zones to support affordability, more opportunities for fee-simple ownership, and housing supply objectives.</u>	V.1: New policy will support adopted Planning Work Program tasks to implement new WA State housing legislation, optimize middle housing development standards, etc.  V.2: Revised to remove a guaranteed minimum dwelling unit size per PC comment; added reference to enabling more fee-simple lots per Council comment.	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 4:</b> Locate the highest <del>density</del> <u>intensity</u> residential areas close to shops and services and transportation hubs.	<b>Policy LU-4.2 4:</b> Locate the highest <del>density</del> <u>intensity</u> residential areas close to shops and services, <u>employment centers</u> , and transportation hubs.	V.2: Revised per staff suggestion.	

<p align="center"><b>Land Use Element Goal and Policy Updates</b></p> <p align="center">(V.1 highlighted policies (in blue) were suggested for Planning Commission focus at the Land Use Element Policy Briefing #1, January 2024. V.2 highlighted policies(in yellow) are suggested for Council/PC focus at the May 3, 2024 Workshop.) Deleted text shown in strikethrough. Added text shown in underline.</p>				
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Policy LU-4.3: Allow for new residential growth consistent with the basic pattern of land use in the City.	Policy LU-4.3 5: <u>Encourage</u> <del>Allow for</del> new residential growth to meet City objectives of environmental sustainability, economic growth, and Diversity, Equity, Inclusion, and Belonging 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.	No change from v.1.	Explicitly refencing increased density allowances in lower density neighborhoods.	WA State HB 1110 (adopted 2023)
Policy LU-4.4: Consider neighborhood character and integrity when determining the extent and type of land use changes.	<del>Remove. Policy LU-4.4: Consider neighborhood character and integrity when determining the extent and type of land use changes.</del>	No change from v.1.	Remove ambiguous phrasing such as "character" and replace with more specific values for neighborhoods. Policy redundant with revised Policy LU-4.1.	Equity Review
Policy LU-4.5: 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.	Policy LU-4.5 6: <u>Develop standards that allow neighborhoods to propose</u> small scale neighborhood-oriented commercial uses within residential areas, <u>including corner stores and commercial uses operated within homes,</u> to meet local needs and reduce reliance on vehicle trips to meet daily needs.	No change from v.1.		Per PC/City Council study issue for Land Use Element.
No existing policy.	New. <u>Policy LU-4.7: 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>	No change from v.1.	Incorporates PSRC Vision 2050 requirement.	MPP-DP-23
Fig. LU-2: Commercial and Mixed Use Areas	New Fig. LU-2: Commercial and Mixed Use Areas	No change from v.1.	Update if there any changes to the map with proposed land use designation changes.	
Goal LU-5: Plan for a hierarchy of commercial and mixed use areas serving neighborhood, community, and/or regional needs.	No change.	No change from v.1.		

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<p><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</p> <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> <p>Access</p> <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>	<p><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</p> <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> <p>Access</p> <ul style="list-style-type: none"> <li>•<u>Develop</u> <del>Encourage</del> 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>	No change from v.1.	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.	
<p><b>Policy LU-5.2:</b> Maintain and strengthen existing commercial and mixed use areas by focusing economic development within them.</p>	No change.	<b>Policy LU-5.2:</b> Maintain and strengthen existing commercial and mixed use areas by focusing economic development <u>and affordable housing</u> within them.	V.2: Revised per staff suggestion.	
<p><b>Policy LU-5.3:</b> Enhance and strengthen Kirkland’s commercial and mixed use areas consistent with the neighborhood plan for each area.</p>	No change.	<b>Policy LU-5.3:</b> Enhance and strengthen Kirkland’s commercial and mixed use areas consistent with the <u>City’s 2044 Vision, growth targets,</u> and the neighborhood plan for each area.	V.2: Revised per staff suggestion.	
<p><b>Policy LU-5.4:</b> Provide opportunities for a variety of employment.</p>	No change.	<b>Policy LU-5.4:</b> No change from v.1.		
<p><b>Policy LU-5.5:</b> Support the Greater Downtown area as an Urban Center/Regional Growth Center.</p>	<del><b>Policy LU-5.5:</b> Support the Greater Downtown area as an Urban Center/Regional Growth Center.</del>	<del>Removed; no change from v.1.</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><b>Policy LU-5.6 5:</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 <u>promote the City’s 2044 Vision complement and reflect the character of the surrounding neighborhood.</u></li> </ul>	<p><b>Policy LU-5.6 5:</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 <u>affordable housing and growth</u> 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 complement and reflect the character of the surrounding neighborhood.</u></li> </ul>	<p>V.1: Remove ambiguous phrasing such as "character" and replace with more specific values/vision identified by the community.</p> <p>V.2: Revised per staff suggestion.</p>	Equity Review
<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>	<i>No change.</i>	<b>Policy LU-5.7 6:</b> No change from v.1.		
<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>	<i>No change.</i>	<b>Policy LU-5.8 7:</b> Allow for innovative land use and development within the Cross Kirkland Corridor Overlay where such innovation enhances the recreational, transportation, <u>environmental</u> , and economic development potential of the Corridor.	V.2: Revised per staff suggestion.	

Land Use Element Goal and Policy Updates				
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No existing policy.	New. <u>Policy LU-5.8: 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>	New. <u>Policy LU-5.8: Identify and remove regulatory barriers to development in the City's Neighborhood Commercial Centers including, but not limited to: reducing or eliminating 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>	V.2: Strengthened policy language per PC comments.	
No existing policy.	New. <u>Policy LU-5.9: 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>	New. <u>Policy LU-5.9: 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 direct displacement impacts to the extent feasible.</u>	V.2: Added "direct" displacement per PC comment.	
<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>	<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,</li> <li>•Promotes actions from the <u>Sustainability Strategic Plan</u>, and</li> <li>•Preserves natural landforms and scenic areas.</li> </ul>	No change from v.1.		



<p align="center"><b>Land Use Element Goal and Policy Updates</b></p> <p align="center">(V.1 highlighted policies (in blue) were suggested for Planning Commission focus at the Land Use Element Policy Briefing #1, January 2024. V.2 highlighted policies(in yellow) are suggested for Council/PC focus at the May 3, 2024 Workshop.)</p> <p align="center"><del>Deleted text shown in strikethrough. Added text shown in underline.</del></p>				
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<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-6.1:</b> Distribute parks and open spaces throughout the City, <u>prioritizing historically underserved communities, and</u> with particular focus on new facilities in areas of the City facing the greatest population growth, <del>in areas</del> where facilities are deficient, and/or <del>in areas</del> where connections of the open space network could be made.	V.2: Added a priority to serve historically underserved communities in alignment with Parks element draft policy.	
<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>	No change from v.1.		
<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-6.3:</b> <u>Identify strategies to incorporate</u> <del>Consider</del> the City's streets and the Cross Kirkland Corridor as integral parts of the overall open space network.	V.2: Revised policy to clarify what "Consider" means per PC comment.	
<b>Policy LU-6.4:</b> Preserve Kirkland's urban separators.	<i>No change.</i>	<b>Policy LU-6.4:</b> Preserve Kirkland's <u>Growth Management Act-</u> <del>designated</del> urban separators.	V.2: Revised to clarify Urban Separator is a GMA defined term.	
<i>No existing policy.</i>	<i>New. <u>Policy LU-6.4: Identify opportunities to work with private property owners to designate publicly accessible open space to create a more connected greenspace network.</u></i>	No change from v.1.		
<b>Goal LU-7:</b> Protect and enhance Kirkland's natural resources.	<i>No change.</i>	No change from v.1.		
<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>	No change from v.1.		
<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.	<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 <u>active transportation</u> <del>walking, bicycling,</del> and transit.	No change from v.1.	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.	<b>Goal LU-8:</b> <u>Maintain criteria, regulations and procedures that allow for the siting of essential public facilities as well as government and community facilities, and provide flexible options that allow for timely responses to emerging needs in the community.</u>	No change from v.1.		
<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>	No change from v.1.		

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<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>	No change	<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, <u>especially from historically marginalized communities</u>;</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;</li> <li>• <u>Mitigating climate change, economic, and health impacts</u>; and</li> <li>•The goals and policies of the City's Comprehensive Plan.</li> </ul>	V.2: Revised to comply with regional and county requirements.	PSRC Vision 2050 MPP-PS-20; King County CPP PF-24.
<b>Policy LU-8.3:</b> Design essential public facilities as well as government and community facilities to reduce incompatibility with adjacent land uses.	No change	No change from v.1.		
No existing policy.	New. <b>Policy LU-8.4:</b> <u>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>	No change from v.1.	Adds equity considerations for siting of public facilities and provision of public services.	PSRC Vision 2050 MPP-RC-2
No existing policy.	New. <b>Policy LU-8.5:</b> <u>Identify opportunities to locate services for community members experiencing homelessness on publicly-owned properties, and create a streamlined process to approve the siting of such facilities.</u>	No change from v.1.	Adds equity considerations for siting of public facilities and provision of public services; provides support for City to identify creative solutions to respond to homelessness.	PSRC Vision 2050 MPP-RC-3
No existing goal.	New. <b>Goal LU-9:</b> <u>Intentionally advance the City's Sustainability goals and policies with patterns of land use and future amendments to development standards.</u>	No change from v.1.		Kirkland Sustainability Strategic Plan
	New. <b>Policy LU-9.1:</b> <u>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>	No change from v.1.		Kirkland Sustainability Strategic Plan

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	New <u>Policy LU-9.2: Evaluate Zoning Code amendments to explore reducing barriers to energy-efficient development (such as solar installations, flexible mechanical unit placement, etc.).</u>	New <u>Policy LU-9.2: Evaluate Zoning Code amendments to reduce barriers to energy-efficient development (such as solar installations, vehicle and active transportation charging stations, flexible mechanical unit placement, limiting building modulation requirements, etc.).</u>	V.2: Added limiting building modulation requirements, and vehicle and bike charging per PC comment.	Kirkland Sustainability Strategic Plan
	New <u>Policy LU-9.3: Identify appropriate areas or zones in the City to allow energy storage facilities, and develop standards that will provide flexibility for future installations.</u>	No change from v.1.		Kirkland Sustainability Strategic Plan
<b>Goal CC-2</b> : Preserve and enhance Kirkland's historic identity.	Not included in v.1 briefing.	<b>Goal LU-10-CC-2</b> : Acknowledge that present day Kirkland lies on the unceded and ancestral land of the Coast Salish peoples, and preserve and enhance Kirkland's historic identity.	Propose to move from Community Character Element into Land Use Element.	Equity Review
<b>Policy CC-2.1</b> : Preserve historic resources and landmarks of recognized significance.	Not included in v.1 briefing.	<b>Policy LU-10.1</b> : Preserve historic, <u>visual, and cultural</u> resources and landmarks, <u>archeological sites, historic and cultural landscapes and areas of significant character or context, including those that may include history of exclusionary practices for purposes of acknowledging and learning from our past, and especially where growth could place these resources at risk.</u>	Propose to move from Community Character Element into Land Use Element.	Equity Review; PSRC Vision 2050 MPP-DP-6; King County CPP DP-42
<b>Policy CC-2.2</b> : Identify and prioritize historic buildings, structures, sites and objects for protection, enhancement, and recognition.	Not included in v.1 briefing.	<b>Policy LU-10.2</b> : <u>Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community features while allowing for equitable growth and development.</u> <del>Identify and prioritize historic buildings, structures, sites and objects for protection, enhancement, and recognition.</del>	Propose to move from Community Character Element into Land Use Element. Removing policy languages that places priority on only built environment- intent now covered by revised Policy LU-10.1. Using this location to incorporate new policy.	King County CPP DP-42
<b>Figure CC-1</b> : Designated Historic Buildings, Structures, Sites and Objects	Not included in v.1 briefing.	<b>Figure LU-3</b> : Designated Historic Buildings, Structures, Sites and Objects	Propose to move from Community Character Element into Land Use Element.No change to content of map proposed.	
<b>Table CC-1</b> : Designated Historic Buildings, Structures, Sites and Objects	Not included in v.1 briefing.	<b>Table LU-5</b> : Designated Historic Buildings, Structures, Sites and Objects	Propose to move from Community Character Element into Land Use Element. No change to content of table proposed.	

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<b>Policy CC-2.3:</b> Provide encouragement, assistance and incentives to private owners for preservation, restoration, redevelopment, reuse, and recognition of significant historic buildings, structures, sites and objects.	Not included in v.1 briefing.	<b>Policy LU-10.3:</b> Provide encouragement, assistance and incentives to <del>private property</del> owners for preservation, restoration, redevelopment, reuse, and recognition of significant historic buildings, structures, sites and objects.	Propose to move from Community Character Element into Land Use Element.	
<b>Policy CC-2.4:</b> Buildings that are recognized as historic resources by the City should be considered when adjacent structures are being rebuilt or remodeled.	Not included in v.1 briefing.	<b>Policy LU-10.4:</b> Buildings that are recognized as historic resources by the City should be considered when adjacent structures are being rebuilt or remodeled.	Propose to move from Community Character Element into Land Use Element.	
<i>No existing policy.</i>	Not included in v.1 briefing.	<b>Policy LU-10.5:</b> <u>Design parks, open spaces, and other City facilities to recognize that present day Kirkland lies on the unceded and ancestral land of the Coast Salish peoples, and to honor that heritage.</u>		
<b>Policy CC-2.5:</b> Encourage the use of visual and oral records to identify and interpret the history of the City of Kirkland.	Not included in v.1 briefing.	<b>Policy LU-10.6:</b> <u>Utilize an equity lens when collecting written, encourage the use of visual, and oral records to learn about, identify, and interpret the history of the City of Kirkland.</u>	Propose to move from Community Character Element into Land Use Element.	Equity Review; PSRC Vision 2050 MPP-DP-6
<i>No existing policy.</i>	Not included in v.1 briefing.	<b>Policy LU-10.7:</b> <u>Support cultural resources and institutions that reflect the diversity of the community.</u>		King County CPP DP-42
<b>Goal CC-4:</b> Maintain and enhance Kirkland's built and natural environment by strengthening the visual identity of Kirkland and its neighborhoods.	Not included in v.1 briefing.	<b>Goal LU-11:</b> <u>Maintain and enhance Kirkland's built and natural environment by strengthening the visual identity of Kirkland citywide and its neighborhoods.</u>	Propose to move from Community Character Element into Land Use Element.	
<b>Policy CC-4.1:</b> Enhance City identity by use of urban design principles that recognize the unique characteristics of diferent types of development, including single-family, multifamily, mixed-use, and various types and sizes of commercial development.	Not included in v.1 briefing.	<b>Policy LU-11.1:</b> Enhance City identity by use of urban design principles that recognize the unique characteristics of diferent types of development, including all intensities of residential <del>single family, multifamily</del> , mixed-use, and various types and sizes of commercial development.	Propose to move from Community Character Element into Land Use Element. Revising language to be consistent with suggested language in Equity Review.	Equity Review
<b>Policy CC-4.2:</b> Prohibit gated developments.	Not included in v.1 briefing.	<b>Policy LU-11.2:</b> Prohibit gated developments.	Propose to move from Community Character Element into Land Use Element.	
<b>Policy CC-4.3:</b> Encourage quality designs for institutional and community facilities that reinforce their symbolic importance and create distinctive reference points in the community.	Not included in v.1 briefing.	<b>Policy LU-11.3:</b> Encourage quality designs for institutional and community facilities that reinforce their symbolic importance and create distinctive reference points in the community.	Propose to move from Community Character Element into Land Use Element.	
<b>Policy CC-4.4:</b> Maintain and enhance connections between neighborhoods and to the waterfront, parks, and the Cross Kirkland Corridor/Eastside Rail Corridor.	Not included in v.1 briefing.	<b>Policy LU-11.4:</b> Maintain and enhance connections between neighborhoods and to the waterfront, parks, and the Cross Kirkland Corridor and <del>Eastrail Eastside Rail Corridor.</del>	Propose to move from Community Character Element into Land Use Element.	
<b>Policy CC-4.5:</b> Protect public scenic views and view corridors.	Not included in v.1 briefing.	<del>Policy CC 4.5: Protect public scenic views and view corridors.</del>	Propose to remove per Council comment. Intent of policy for public access is incorporated into other policies.	
<b>Policy CC-4.6:</b> Preserve and enhance natural landforms, vegetation, and scenic areas that contribute to the City's identity and visually define the community, its neighborhoods and districts.	Not included in v.1 briefing.	<del>Policy CC 4.6: Preserve and enhance natural landforms, vegetation, and scenic areas that contribute to the City's identity and visually define the community, its neighborhoods and districts.</del>	Propose to remove as intent of policy is included in other policies in Land Use, SCE, and Parks Elements.	

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<b>Policy CC-4.7:</b> Enhance City and neighborhood identity through features that provide a quality image that reflects the City's unique characteristics and vision.	Not included in v.1 briefing.	<b>Policy LU-11.5:</b> Enhance City and neighborhood identity through <u>identifying and protecting</u> features that <u>are valued and unique to different areas in the City, including built and natural environment components, and provide a quality images that reflects the City's unique characteristics and vision.</u>	Propose to move from Community Character Element into Land Use Element Removing vague language to better articulate intent of policy.	Equity Review
<b>Policy CC-4.8:</b> Provide public information signs that present clear and consistent information and a quality image of the City.	Not included in v.1 briefing.	<b>Policy LU-11.6:</b> Provide public information signs that present clear and consistent information and <u>an intentional visual representation quality image</u> of the City.	Propose to move from Community Character Element into Land Use Element Revised vague language.	Equity Review
<b>Policy CC-4.9:</b> Implement sign regulations that equitably allow visibility in the display of commercial information and protect Kirkland's visual character.	Not included in v.1 briefing.	<b>Policy LU-11.7:</b> Implement sign regulations that equitably allow visibility in the display of commercial information and <u>protect Kirkland's visual character promote a cohesive design aesthetic that is in context with district design guidelines, where present.</u>	Propose to move from Community Character Element into Land Use Element.	
<b>Policy CC-4.10:</b> Maintain and enhance the appearance of streets and other public spaces	Not included in v.1 briefing.	<b>Policy LU-11.8:</b> Maintain and enhance the appearance of streets and other public spaces	Propose to move from Community Character Element into Land Use Element.	
<b>Policy CC-4.11:</b> Minimize impacts on residential neighborhoods.	Not included in v.1 briefing.	<del><b>Policy CC 4.11:</b> Minimize impacts on residential neighborhoods.</del>	Propose to remove as other Land Use policies address cohesion and scale compatibility across different land uses and intensities.	