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Land Use Element – Policy Briefing #2

Planning Commission Study Session

March 28, 2024



Agenda



- Land Use Element Overview
- Capacity Analysis Overview
- Draft Goal & Policy Revisions
- Planning Commission Questions & Feedback

Note: Previous Planning Commission briefings have included extensive project background and context, and summaries of community input.



What does the Land Use Element do?



- Establishes the pattern of land use in the city (what land uses are allowed, and where)
- Plans to accommodate growth while optimizing community benefits
- Identifies values that must be weighed in managing growth
- Supports a multi-modal transportation system
- Encourages preservation of open space
- Acknowledges Kirkland's role in the region
- Works with the Transportation Element!



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CAPACITY ANALYSIS

Growth Targets: Planning for Capacity



HOUSING UNITS			JOBS		
Existing (2018)	K2044 Target (2019 – 2044)	Total	Existing (2018)	K2044 Target (2019 – 2044)	Total
38,656	13,200 (above 2018 existing)	51,856	49,280	26,490 (above 2018 existing)	75,770

Likely/Growth Capacity Analysis Context



Our analysis produces two different “pictures” of Kirkland’s future growth:

1. **LIKELY GROWTH:** Used to verify sufficient capacity for K2044 certification and adjusted to show growth pattern assumptions *at* (but not exceeding) growth targets.
2. **CAPACITY:** Reflects a total capacity without adjustments to show likely growth distribution at targets; still based on reasonability factors (e.g., likelihood of redevelopment, critical areas, etc.).

The model was run for two alternatives being studied in the Draft SEIS:

1. Existing Comprehensive Plan/Zoning Standards
2. K2044 Comprehensive Plan Updates + Potential Land Use Changes

Capacity Analysis Methodology



A. Data Sources

- King County Assessor's Real Property Data
- Kirkland's Land Use Files, and GIS Data

B. Methodology

- Parcel categorization and zoning zone assumptions:
 - Developed
 - Vacant
 - Redevelopable
- For vacant and redevelopable parcels, the capacity is determined by the maximum development allowed by the zoning regulations, accounting for various "factors" affecting development likelihood over a 20 years planning period.

Capacity Analysis Methodology



C. How We Calculate Development Potential

- 1. Single Family Zones:** Assessing minimum lot area compliance by the applicable zoning codes.
- 2. Multi-Family Residential Zones:** Determining maximum allowable dwelling units per acre as permitted by the zoning code. Assuming only apartment buildings with a density of $\leq 60\%$ of the maximum permitted density and other factors to be redevelopable.
- 3. Commercial, Industrial and Office Zones:** Identifying maximum floor area ratios (FAR) and residential densities unique to each zone. Assuming assessed value of existing improvements is $<50\%$ of the assessed land value to be redevelopable.
- 4. Institution Zones:** Development is determined based on conversations with representatives of the institutions.

*For preapproved development parcels, capacity analysis is based directly on assigned values rather than derived from the capacity model.

Capacity Analysis Methodology



D. Factors Applied: influencing development likelihood

- 1) Steep slopes
- 2) Critical areas
- 3) ROW or access easements
- 4) Certain property exclusions such as condos, public owned properties, schools, utilities and facilities, etc.

Other considerations

- Common ownership parcels
- Home occupancies
- Missing middle housing

Capacity Analysis Methodology



E. New Households and Employees

New households will equal the total number of dwelling units

New employees are calculated using the following criteria:

Land Use Categories	Number of Employee (Per 1,000 Square Feet of Occupied Floor Area)
Office	4
Commercial	2
Industrial	1.7
Home Occupation	0.0919 employee / dwelling unit

Capacity Analysis Results: Citywide



Summary of Kirkland Capacity Analysis	Housing Units	Employment
2044 Growth Targets	13,200	26,490
Existing Comprehensive Plan/Zoning		
Additional Capacity for 2044 (above 2022 existing)	16,305	25,842
Surplus Capacity for 2044 Above Growth Targets*	6,234	858
2044 Comprehensive Plan + Potential Land Use Changes		
Additional Capacity for 2044 (above 2022 existing)	34,933	39,989
Kirkland Surplus Capacity for 2044 Above Growth Targets*	24,862	15,005

*Difference between Kirkland totals for 2044 (based on 2022 existing) and King County total targets for 2044 (based on 2019 existing)

Capacity Analysis Results: Potential Land Use Changes



Capacity Analysis with Zoning Changes (Specific Parcels and Zones Only)	Total Dwelling Units (2022)	Total Jobs (2022)	Additional Housing Capacity		Additional Employment Capacity	
			Without Land Use Changes	With Land Use Changes	Without Land Use Changes	With Land Use Changes
Juanita Goodwill Site	-	77	243	39	600	8
Michael's Site	-	37	9	43	300	12
ParMac Site	-	164	-	-	1,200	7
TL 10C Upzone	82	195	76	263	381	584
TL 10D Upzone	-	524	11	382	1,008	1,517
TL 10E-East Upzone	-	193	-	325	-	3,413
TL 10E-West Upzone	-	940	-	235	871	1,279

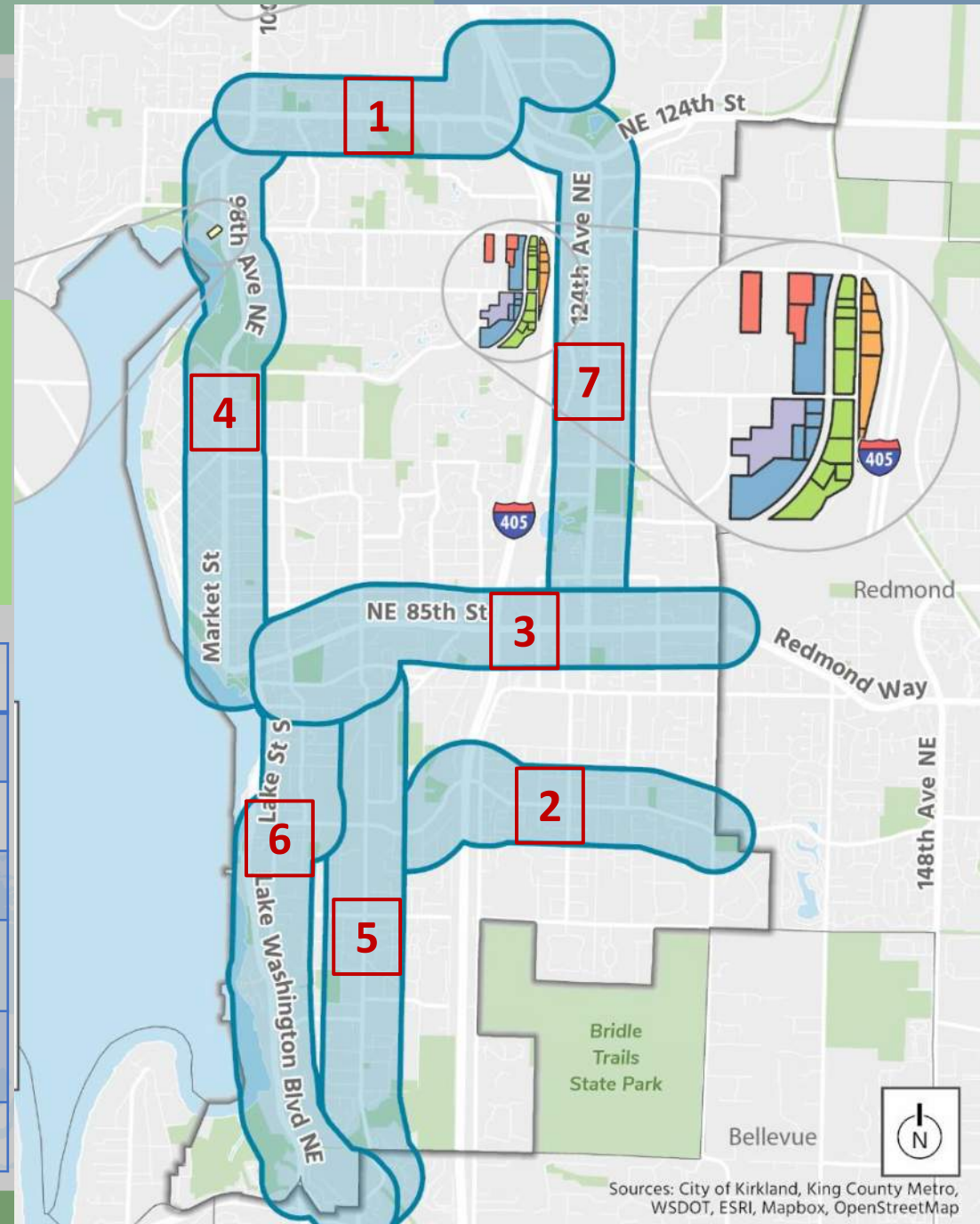
Notes: Capacity with zoning changes is comparative, not additive to the baseline capacity. Employment from home occupation is included in employment capacity for both baseline and zoning change.

Potential Land Use Changes Along Frequent Transit Corridors

5. Increased capacity along frequent transit corridors

- Being studied at 50 units/acre –
- Capacity analysis will only apply new units to parcels that are “redevelopable” (when assessed value of improvements are less than ½ value of land)

1	100th Ave NE to Totem Lake Transit Center (NE124th St/NE 128th St)
2	6th St S to 132nd Ave NE (NE 68th St/NE 70th Pl)
3	Downtown Transit Center to 132nd Ave NE (Central Way/NE 85th St)
4	Downtown Transit Center to 100th Ave NE (Market St)
5	Downtown Transit Center to S Kirkland Park and Ride (NE108th Ave NE/6th St/98th Ave NE)
6	Downtown Transit Center to S Kirkland Park and Ride (Lake St/Lake Washington Blvd NE)
7	NE 85th St to Totem Lake Transit Center (124th Ave NE/Totem Lake Blvd)



Sources: City of Kirkland, King County Metro, WSDOT, ESRI, Mapbox, OpenStreetMap

Capacity Analysis Results: Potential Land Use Changes Along Frequent Transit Corridors

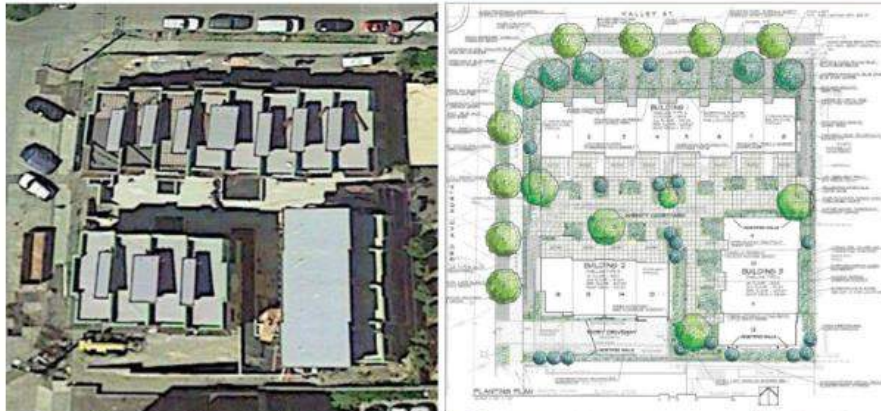


Capacity Analysis with Zoning Changes (Specific Parcels and Zones Only)	Total Dwelling Units (2022)	Total Jobs (2022)	Additional Housing Capacity	Additional Employment Capacity	Additional Housing Capacity	Additional Employment Capacity
			Without Land Use Changes	Without Land Use Changes	With Land Use Changes	With Land Use Changes
1. 100th Ave NE to Totem Lake Transit Center (NE124th St/NE 128th St)	4,140	8,869	993	926	1,007	936
2. 6th St S to 132nd Ave NE (NE 68th St/NE 70th Pl)	1,305	793	100	9	2,092	1,113 3
3. Downtown Transit Center to 132nd Ave NE (Central Way/NE 85th St)	4,116	9,640	2,820	2,540	4,322	3,581
4. Downtown Transit Center to 100th Ave NE (Market St)	3,180	2,499	372	442	4,386	2,604
5. Downtown Transit Center to S Kirkland Park and Ride (NE108th Ave NE/6th St/98th Ave NE)	1,093	4,978	86	153	2,949	1,720
6. Downtown Transit Center to S Kirkland Park and Ride (Lake St/Lake Washington Blvd NE)	2,916	7,474	651	1,679	2,271	3,016
7. NE 85th St to Totem Lake Transit Center (124th Ave NE/Totem Lake Blvd)	1,861	3,339	998	4,548	3,600	5,941
All Transit Corridors	18,611	37,592	6,020	10,298	20,627	18,911

VISUALIZING DENSITIES

44 Dwelling Units Per Acre (Net)

Notable features: New urban townhouses and live-work units served by underground parking and containing private patios and a centralized, shared courtyard space.



Live-work and regular townhouse units in Seattle's Lower Queen Anne neighborhood (landscape plan courtesy of David Vandervort Architects).

59 Dwelling Units Per Acre (Net)

Notable features: The whole block site transitions from 4-story buildings with ground level retail to townhomes that rise only one level above the street at the northwest corner of the site. While the L-shaped, mixed-use apartment building is over 100 dwelling units per net acre, the surface parking area and townhouse building bring the block's average density down to 59 units per net acre.



Nia Apartments and townhouses in White Center (King County, WA).

36 Dwelling Units Per Acre (Net)

Notable features: A cluster of single-family homes integrated into surrounding neighborhood with alley and internal auto-court access, private garages, a large cedar tree, and a manmade stream running through the site.



Detached, single-family homes in The Boulders at Green Lake development in Seattle, WA (images courtesy of Johnston Architects).

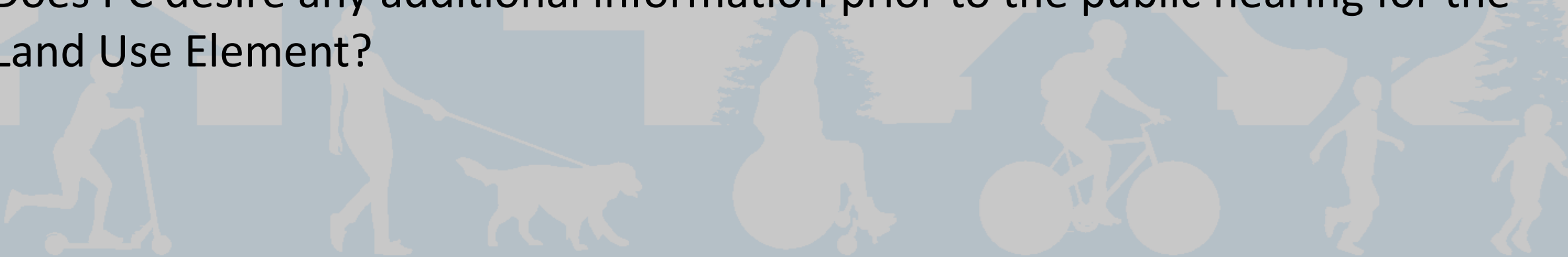


DRAFT GOAL & POLICY AMENDMENTS

Questions for Planning Commission



1. Do Commissioners have any questions or feedback about any specific draft revisions to Land Use goals or policies?
2. Are there any policy themes or concepts that you believe need to be incorporated into the draft policies?
3. Does PC desire any additional information prior to the public hearing for the Land Use Element?



Draft Land Use Goals & Policies

In addition to Goals and Policies, the update will amend:

- Land Use Map: reflect any adopted land use changes
- Residential Densities and Comparable Zones Table (shown at right): update to reflect new allowed densities in zones as result of Middle Housing legislation
- Narrative Text: streamline

**Many updates would be implemented by future KZC amendments*

General Residential Densities	Residential Densities in Dwelling Units per Net Acre (d/a)	Comparable Zoning Classification	Example d/a with HB 1110 Implementation
GREENBELT/URBAN SEPARATOR	Up to 1 d/a	RSA – 1	
LOW DENSITY	Up to 1 d/a	RS – 35,000, RSX – 35,000	Approx. 7 d/a
	Up to 3 d/a	RS – 12,500, RSX – 12,500	Approx. 20 d/a
	4 – 5 d/a	RS – 8,500, RSX – 8,500, RSA – 4	Approx. 30 d/a
	6 d/a	RS – 7,200, RSX – 7,200, RSA – 6	Approx. 36 d/a
	7 d/a	RS – 6,300	Approx. 41 d/a
MEDIUM DENSITY	8 – 9 d/a	RS – 5,000, RSX – 5,000, RSA – 8	Approx. 52 d/a
	8 – 9 d/a	RM – 5,000, RMA – 5,000	
HIGH DENSITY	10 – 14 d/a	RM – 3,600, RMA – 3,600	
	15 – 18 d/a	RM – 2,400, RMA – 2,400, BNA	
	19 – 24 d/a	RM – 1,800, RMA – 1,800, BNA	
	48 d/a	BN, MSC 2	
	More than 48 d/a	HENC 2	

Draft Land Use Goals & Policies



Goal LU-1: Guide ~~Manage~~ community growth and redevelopment to ensure:

- An ~~orderly~~ pattern of land use that accommodates growth and promotes an equitable, welcoming, connected, and sustainable community;
- An accessible ~~balanced~~, **healthy**, and complete community with ample housing and employment opportunities;
- Support of the City's 2044 Vision ~~Maintenance and improvement of the City's existing character;~~
- **Transparent and efficient permitting processes for all types of development;** and
- Protection of environmentally sensitive areas.

New **Policy LU-1.3:** Identify opportunities to simplify development standards in zoning districts by completing actions including, but not limited to:

- 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);
- Renaming zones to better describe the allowed mix of uses therein;
- **Reducing zones that only apply to a limited number of parcels;** and
- Standardizing development standards across similar zones.

(reformatted from v.1)

Draft Land Use Goals & Policies



Goal LU-3: Provide a land use pattern and connected transportation network that: promotes multi-modal safety and mobility; reduces Vehicle Miles Traveled (VMT) per capita; provides transportation choices; and supports convenient access to schools, parks, goods and services.

Policy LU-3.2: ~~Encourage residential development within commercial areas.~~ Focus the development of higher intensity residential uses, including affordable housing, in areas that have commercial services and good access to transit infrastructure in order to support access to opportunity.

Policy LU-3.7: Pursue ~~Consider~~ reducing or removing minimum vehicle parking requirements ~~in the Zoning Code~~ in: walkable areas with convenient shops, services and good transit service; and for residential uses, including low-density, middle-housing, and stacked dwelling unit housing types.

Draft Land Use Goals & Policies



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-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.

New. Policy LU-4.3: Establish a new, reduced minimum lot size applied throughout residential zones to support affordability, more opportunities for fee-simple ownership, and housing supply objectives.

Draft Land Use Goals & Policies



No Change. **Goal LU-5:** Plan for a hierarchy of commercial and mixed use areas serving neighborhood, community, and/or regional needs.

New. **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, identifying opportunities for mid-block connections, and removing minimum lot size per housing unit requirements.

Draft Land Use Goals & Policies



New. Goal LU-9: Intentionally advance the City's Sustainability goals and policies with patterns of land use and future amendments to development standards.

New. 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, limited building modulation requirements, etc.).



Draft Land Use Goals & Policies



Goal LU-10 CC-2: 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.

Policy LU-10.1: Preserve historic, visual, and cultural resources and landmarks, 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.

Policy LU-10.6: 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.

Draft Land Use Goals & Policies



Goal LU-11: Maintain and enhance Kirkland’s built and natural environment by strengthening the visual identity of Kirkland citywide ~~and its neighborhoods~~.

Policy LU-11.5: Enhance City and neighborhood identity through identifying and protecting features that 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.~~



NEXT STEPS

