



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

**To:** Planning Commission

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

**Date:** March 19, 2024

**Subject:** **2044 Comprehensive Plan - Land Use Element Policy Briefing #2, File No. CAM22-00023**

### Recommendation

Receive a second briefing and hold a study session to discuss updated draft revisions to the Land Use Element goals and policies (see Attachment 1). Provide staff with direction to continue preparing the draft 2044 Comprehensive Plan Land Use Element ahead of the Planning Commission (PC) public hearing for the amendments in Spring 2024.

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

1. Do Commissioners have any questions or feedback about any specific draft revisions to Version 2 of the Land Use goals or policies?
2. Is there any additional information that the PC would find helpful for staff to provide prior to the Land Use Element public hearing (tentatively scheduled for April 25, 2024)?

### Background

The PC has specifically discussed 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>1</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>2</sup>: K2044 Study Issues (all elements)

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<sup>1</sup> <https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplateId=803>

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

- June 22, 2023 PC Study Session<sup>3</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>4</sup> and Land Use section<sup>5</sup>.

One of the key background analyses that informs the Land Use Element is a land use capacity analysis, previously discussed in the January 11, 2024 PC packet. At the March 28, 2024 meeting, staff expects to give the PC an overview of the capacity analysis, and share a summary of the results - showing that Kirkland will have sufficient zoned capacity to meet our assigned housing and employment targets by 2044 (in addition to excess housing capacity to provide more options for housing development and to generate additional housing diversity).

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

Staff received PC feedback on initial draft revisions to the Land Use goals and policies at the January 11, 2025 PC meeting. Attachment 1 includes a table with all existing Land Use goals, policies, figures, and tables and provides a side-by-side comparison of the existing text with proposed text amendments to-date. This table has been updated to now include both a first version (V.1) of the drafted goals and policies, and updated drafts (V.2) that incorporate PC comments. The PC should note that there are several goals and policies being relocated from the existing Community Character Element that are shown in the table for the first time.

The table in Attachment 1 includes staff notes to further explain the reasoning behind certain text amendments (for V.1 and V.2), as well as notes indicating if the amendment is proposed to achieve compliance with a specific policy from an outside agency.

### **Next Steps**

With PC feedback on the questions posed above, staff will work to finalize the Land Use goal and policy amendments. In the meantime, the PC will receive policy briefings for all the other elements within the Plan, as well as briefings on the Juanita and Kingsgate Neighborhood Plan Updates. A PC public hearing on the Land Use Element amendments is tentatively scheduled for April 25, 2024.

### **Attachments**

1. Land Use Element Draft Goals and Policies (V.2)

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<sup>3</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>4</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update>

<sup>5</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update/People/Land-Use>

**Land Use Element Goal and Policy Updates**

(V.1 highlighted policies (in blue) were discussed by Planning Commission focus at the Land Use Element Policy Briefing #1, January 2024. V.2 highlighted policies(in yellow) are suggested for PC focus at Policy Briefing #2, March 2024.)

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 2024 PC feedback, staff consistency notes from other Elements, and March 2024 Council feedback on Housing policies)	NOTES FOR PLANNING COMMISSION	REVISION REQUIRED PER: (State, Regional, County, Equity Review etc.)
Table LU-1: 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)
Table LU-2: Residential Densities and Comparable Zones	New Table LU- <del>2</del> <u>3</u> : Residential Densities and Comparable Zones	<i>No change from v.1.</i>		State (GMA)
Fig. LU-1. 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)
<p><b>Goal LU-1:</b> Manage community growth and redevelopment to ensure:</p> <ul style="list-style-type: none"> <li>• An orderly pattern of land use;</li> <li>• A balanced and complete community;</li> <li>• Maintenance and improvement of the City's existing character; and</li> <li>• Protection of environmentally sensitive areas.</li> </ul>	<p><b>Goal LU-1:</b> <u>Guide</u> Manage community growth and redevelopment to ensure:</p> <ul style="list-style-type: none"> <li>• <del>An orderly</del> <u>pattern of land use that accommodates growth and promotes a welcoming, connected, and sustainable community;</u></li> <li>• <del>An accessible</del> <u>balanced and complete community with ample housing and employment opportunities;</u></li> <li>• <del>Support of the City's 2044 Vision</del> <u>Maintenance and improvement of the City's existing character; and</u></li> <li>• Protection of environmentally sensitive areas.</li> </ul>	<p><b>Goal LU-1:</b> <u>Guide</u> Manage community growth and redevelopment to ensure:</p> <ul style="list-style-type: none"> <li>• <del>An orderly</del> <u>pattern of land use that accommodates growth and promotes an equitable, welcoming, connected, and sustainable community;</u></li> <li>• <del>An accessible</del> <u>balanced, healthy, and complete community with ample housing and employment opportunities;</u></li> <li>• <del>Support of the City's 2044 Vision</del> <u>Maintenance and improvement of the City's existing character;</u></li> <li>• <u>Transparent and efficient permitting processes for all types of development; and</u></li> <li>• Protection of environmentally sensitive areas.</li> </ul>	<p>V.1: Removing references to ambiguous phrases such as "community character" and incorporates Kirkland 2044 Vision Statement phrasing.</p> <p>V.2: Adding "equitable and healthy" into goals; adding language about efficient permit review and development environment to goal per PC comment.</p>	Equity Review
Policy LU-1.1: Maintain clear and predictable development regulations that are consistent with City goals and policies.	Policy LU-1.1: Maintain clear and predictable development regulations that are <u>easy to understand and</u> consistent with City goals and policies.	Policy LU-1.1: Maintain clear, <del>and predictable,</del> <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.	
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: Maintain <del>Create</del> logical boundaries between land use districts that take into account such considerations as existing and planned land uses, access, property lines, topographic conditions, and natural features, <u>and identify opportunities to condense the number of individual zones into related groups based on existing conditions and planning objectives.</u>	Policy LU-1.2: Maintain <del>Create</del> 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.

**Land Use Element Goal and Policy Updates**

(V.1 highlighted policies (in blue) were discussed by Planning Commission focus at the Land Use Element Policy Briefing #1, January 2024. V.2 highlighted policies(in yellow) are suggested for PC focus at Policy Briefing #2, March 2024.)

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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 2024 PC feedback, staff consistency notes from other Elements, and March 2024 Council feedback on Housing policies)	NOTES FOR PLANNING COMMISSION	REVISION REQUIRED PER: (State, Regional, County, Equity Review etc.)
<i>No existing policy.</i>	<u>New . Policy LU-1.#: 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>	<u>New . Policy LU-1.3: 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.
<b>Policy LU-1.3:</b> Encourage attractive site and building design that is compatible in scale and in character with existing or planned development.	<del>Policy LU-1.3: Encourage attractive site and building design that promotes valued community characteristics such as pedestrian activation, high quality materials, publicly accessible and welcoming spaces, and transition strategies to mitigate differences in scale between areas with varying allowed heights and in character with existing or planned development.</del>	<b>Policy LU-1.3.4:</b> Encourage attractive site and building design that promotes valued community characteristics such as pedestrian activation, high quality materials, publicly accessible and welcoming spaces, and transition strategies that bridge in scales between areas with varying land use intensities and in character with existing or planned development.	V.2: Revised language related to transition strategies.	
<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.		

**Land Use Element Goal and Policy Updates**

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<p><b>Goal LU-2:</b> Promote a compact, efficient, and sustainable land use pattern in Kirkland that:</p> <ul style="list-style-type: none"> <li>• Supports a multimodal transportation system that efficiently moves people and goods;</li> <li>• Minimizes energy use, greenhouse gas emissions, and service costs;</li> <li>• Conserves land, water, and natural resources; and</li> <li>• Provides sufficient land area and development intensity to accommodate Kirkland's share of the regionally adopted population and employment targets.</li> </ul>	<p><b>Goal LU-2:</b> Promote a compact, efficient, and sustainable land use pattern in Kirkland that:</p> <ul style="list-style-type: none"> <li>• Supports a multimodal transportation system that efficiently moves people and goods;</li> <li>• Minimizes energy use, greenhouse gas emissions, and service costs;</li> <li>• Conserves land, water, and natural resources; <del>and</del></li> <li>• Provides sufficient land area <del>and development intensity</del> to accommodate <u>growth likely to occur in Kirkland based on regional planning objectives and local goals</u> <del>Kirkland's share of the regionally adopted population and employment targets;</del></li> <li>• <u>Preserves cultural resources and support of new cultural resources identified; and,</u></li> <li>• <u>Promotes access to opportunity, particularly for: Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low incomes; people with disabilities; seniors; and communities with language access needs.</u></li> </ul>	<p><b>Goal LU-2:</b> Promote a compact, efficient, and sustainable land use pattern in Kirkland that:</p> <ul style="list-style-type: none"> <li>• Supports a multimodal transportation system that efficiently moves people and goods, <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</u> <del>Kirkland's share of the regionally adopted population and employment targets;</del></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>	<p>V.1: Incorporates King County Equity policies and explicitly recognizes historically underserved communities; adds suggested reference to cultural resources per Comprehensive Plan Equity Review.</p> <p>V.2: Added "renters" to last bullet and more language about connectivity per PC comments.</p>	<p>King County Countywide Planning Policies; Equity Review</p>
<p><b>Policy LU-2.1:</b> Support a range of development densities in Kirkland, recognizing environmental constraints and community character.</p>	<p><b>Policy LU-2.1:</b> Support a range of development <del>densities intensities</del> in Kirkland, recognizing environmental constraints <u>while enabling development to accommodate growth</u> <del>and community character.</del></p>	<p><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></p>	<p>V.1: Removing references to ambiguous phrases such as "community character."</p> <p>V.2: Staff suggested edits.</p>	<p>Equity Review</p>
<p><b>Policy LU-2.2:</b> Facilitate infill development and encourage redevelopment of underutilized land.</p>	<p><i>No change</i></p>	<p>No change from v.1.</p>		
<p><b>Policy LU-2.3:</b> Ensure an adequate supply of housing units and commercial floorspace to meet the required growth targets.</p>	<p><b>Policy LU-2.3:</b> Ensure an adequate supply of housing units and commercial floorspace to meet the required growth targets, <u>while also considering additional capacity that promotes the City's Vision and enables smart growth principles.</u></p>	<p>No change from v.1.</p>	<p>Adds additional consideration of meeting Kirkland's Vision to recognize that planning considers smart growth principles beyond the required growth targets.</p>	
<p><b>Table LU-3:</b> Comparison of Growth Targets and Available Capacity.</p>	<p>New Table LU-<del>3</del>4: Comparison of Growth Targets and Available Capacity.</p>	<p>No change from v.1.</p>	<p>Final capacity analysis pending (12/30/2023)</p>	<p>State GMA</p>

**Land Use Element Goal and Policy Updates**

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<b>Policy LU-2.4:</b> Support development patterns that promote public health and provide opportunities for safe and convenient physical activity and social connectivity.	<b>Policy LU-2.4:</b> Support development patterns that promote public health <u>and address racially and environmentally disparate health outcomes</u> and provide <u>access to opportunities for safe and convenient physical activity and social connectivity.</u> <u>Focus on residents with the highest needs in providing and enhancing opportunities for employment, safe and convenient daily physical activity, social connectivity, protection from exposure to harmful substances and environments, and housing in high opportunity areas.</u>	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; <u>and convenient access to schools, parks, goods and services; 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; reduces Vehicle Miles Traveled (VMT) per capita; provides</u> transportation choices; and <u>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 <u>of all abilities to use active transportation to travel to</u> <del>walk or bicycle to</del> 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> <u>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.</u>	V.2: Revised policy per staff suggestion.	
<b>Policy LU-3.3:</b> Encourage housing, offices, shops, and services at or near the park and ride lots.	<b>Policy LU-3.3:</b> Encourage housing, offices, <u>community facilities,</u> shops, and services at or near the park and ride lots.	<b>Policy LU-3.3:</b> Encourage housing, offices, <u>community facilities,</u> shops, 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> <del>Focus</del> <u>Locate</u> 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> <u>reducing or removing minimum vehicle parking requirements in the Zoning Code in:</u> 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 strenghten 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.

**Land Use Element Goal and Policy Updates**

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<i>No existing policy.</i>	<u>New. Policy LU 3-#: Consider reducing or removing minimum parking requirements in the Zoning Code for residential uses, including low-density, middle-housing, and stacked dwelling unit housing types.</u>	<del>Removed (combined with LU-3.7).</del>	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 connectivity, while prioritizing network improvements that will contribute to reducing the City's Vehicle Miles Traveled (VMT).</u>	No change from v.1.	Updated to link with specific Sustainability Strategic Plan action to reduce VMT, and including explicit reference to "active transportation."	Sustainability Strategic Plan; Equity Review
<b>Goal LU-4:</b> Protect and enhance the character and quality of residential neighborhoods while accommodating the City's growth targets.	<b>Goal LU-4:</b> Enhance opportunities for residential growth citywide, <u>including infill development in lower-density residential areas, while accomodating the City's growth targets and enabling production of housing options for people of all income levels.</u>	<b>Goal LU-4:</b> Enhance opportunities for residential growth citywide, <u>including infill development in lower-intensity residential areas, while accomodating 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>	<u>New. Policy LU-4.2: 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.

**Land Use Element Goal and Policy Updates**

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<i>No existing policy.</i>	New. <b>Policy LU-4.3:</b> 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.	New. <b>Policy LU-4.3:</b> Establish a new, reduced minimum lot size applied throughout residential zones to support affordability, more opportunities for fee-simple ownership, and housing supply objectives.	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 density <del>intensity</del> residential areas close to shops and services and transportation hubs.	<b>Policy LU-4.2 4:</b> Locate the highest density <del>intensity</del> residential areas close to shops and services, <u>employment centers</u> , and transportation hubs.	V.2: Revised per staff suggestion.	
<b>Policy LU-4.3:</b> Allow for new residential growth consistent with the basic pattern of land use in the City.	<b>Policy LU-4.3 5:</b> Encourage <del>Allow for</del> new residential growth to meet City objectives of environmental sustainability, economic growth, and Diversity, Equity, Inclusion, and Belonging principles <del>consistent the basic pattern of land use in the City, and including Washington State</del> 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)
<b>Policy LU-4.4:</b> 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
<b>Policy LU-4.5:</b> Allow neighborhoods to propose small scale neighborhood-oriented commercial uses within residential areas to meet local needs and reduce reliance on vehicle trips to meet daily needs.	<b>Policy LU-4.5 6:</b> Develop standards that allow neighborhoods to <del>propose</del> 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.
<i>No existing policy.</i>	New. <b>Policy LU-4.7:</b> 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.	No change from v.1.	Incorporates PSRC Vision 2050 requirement.	MPP-DP-23



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<b>Fig. LU-2:</b> 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.	
<b>Goal LU-5:</b> Plan for a hierarchy of commercial and mixed use areas serving neighborhood, community, and/or regional needs.	<i>No change.</i>	No change from v.1.		
<p><b>Policy LU-5.1:</b> Reflect the following principles in development standards and land use plans for commercial and mixed use areas:</p> <p>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>o Safe and attractive walkways;</li> <li>o Close groupings of stores and offices;</li> <li>o Placement 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:</p> <p>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>o Safe and attractive walkways;</li> <li>o Close groupings of stores and offices;</li> <li>o Placement 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.	
<b>Policy LU-5.2:</b> Maintain and strengthen existing commercial and mixed use areas by focusing economic development within them.	<i>No change.</i>	<b>Policy LU-5.2:</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.	
<b>Policy LU-5.3:</b> Enhance and strengthen Kirkland’s commercial and mixed use areas consistent with the neighborhood plan for each area.	<i>No change.</i>	<b>Policy LU-5.3:</b> Enhance and strengthen Kirkland’s commercial and mixed use areas consistent with the <u>City's 2044 Vision, growth targets,</u> <del>and the neighborhood plan</del> for each area.	V.2: Revised per staff suggestion.	
<b>Policy LU-5.4:</b> Provide opportunities for a variety of employment.	<i>No change.</i>	<b>Policy LU-5.4:</b> No change from v.1.		

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<b>Policy LU-5.5:</b> Support the Greater Downtown area as an Urban Center/Regional Growth Center.	<del>Policy LU-5.5: 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.	
<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: <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>	<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: <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>	<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: <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>	V.1: Remove ambiguous phrasing such as "character" and replace with more specific values/vision identified by the community.  V.2: Revised per staff suggestion.	Equity Review
<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.	<i>No change.</i>	<b>Policy LU-5.7 6:</b> No change from v.1.		
<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.	<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.	
<i>No existing policy.</i>	<b>New. Policy LU-5.8:</b> Conduct a study to identify regulatory barriers to development in the City's Neighborhood Commercial Centers including, but not limited to: reducing minimum parking requirements, removing land aggregation or minimum parcel size requirements, increasing nearby housing densities, and removing minimum lot size per housing unit requirements.	<b>New. Policy LU-5.8:</b> 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.	V.2: Strengthened policy and added language about mid-block connections per PC comments.	

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<i>No existing policy.</i>	<i>New. <b>Policy LU-5.9:</b> Identify potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.</i>	<i>New. <b>Policy LU-5.9:</b> Identify potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure. Use a range of strategies to mitigate direct displacement impacts to the extent feasible.</i>	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: • Preserves natural systems, • Protects wildlife habitat and corridors, • Provides land for recreation, and • Preserves natural landforms and scenic areas.	<b>Goal LU-6:</b> Establish a coordinated and connected system of open space throughout the City that: • Preserves natural systems, • Protects wildlife habitat and corridors, • Provides land for recreation, • Promotes actions from the Sustainability Strategic Plan, and • Preserves natural landforms and scenic areas.	No change from v.1.		
<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, prioritizing historically underserved communities, and with particular focus on new facilities in areas of the City facing the greatest population growth, <del>in areas where facilities are deficient, and/or in areas where connections of the open space network could be made.</del>	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-designated</u> urban separators.	V.2: Revised to clarify Urban Separator is a GMA defined term.	
<i>No existing policy.</i>	<i>New. <b>Policy LU-6.4:</b> Identify opportunities to work with private property owners to designate publicly accessible open space to create a more connected greenspace network.</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.		

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<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> Maintain criteria, regulations and procedures that allow for the siting of essential public facilities as well as government and community facilities, <u>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.	No change	No change from v.1.		
<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.		
<i>No existing policy.</i>	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
<i>No existing policy.</i>	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
<i>No existing goal.</i>	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

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	New . <u>Policy LU-9.1: 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
	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, limited 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.	<u>Goal LU-10 CC-2: Acknowledge that present day Kirkland lies on the unceded and ancestral land of the Coast Salish peoples, e, and preserve and enhance Kirkland's historic identity.</u>	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.	<u>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.</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.	<u>Policy LU-10.2: Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community features while allowing for equitable growth and development. Identify and prioritize historic buildings, structures, sites and objects for protection, enhancement, and recognition.</u>	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.	
<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.	<u>Policy LU-10.3: Provide encouragement, assistance and incentives to private property owners for preservation, restoration, redevelopment, reuse, and recognition of significant historic buildings, structures, sites and objects.</u>	Propose to move from Community Character Element into Land Use Element.	

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<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> 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.		
<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> Utilize an equity lens when collecting written, <u>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> Support cultural resources and institutions that reflect the diversity of the community.		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> Maintain and enhance Kirkland’s built and natural environment by strengthening the visual identity of Kirkland <u>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 <u>and Eastrail Eastside Rail Corridor.</u>	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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~~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 2024 PC feedback, staff consistency notes from other Elements, and March 2024 Council feedback on Housing policies)	NOTES FOR PLANNING COMMISSION	REVISION REQUIRED PER: (State, Regional, County, Equity Review etc.)
<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 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.</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 an <u>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 <del>protect</del> <u>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.	